

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

FOR THE LEGAL EFFECT OF THE USE  
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FILED NO. **1320**

BOOK 137 PAGE 32

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00

96 NOV 12 PM 2:46

MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED — JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of one dollar and other valuable consideration  
Dollar(s) and other valuable consideration, Karla Fultz McHenry and Patrick D. McHenry, wife  
and husband, Gary Van Dyke and Patricia Marie Van Dyke, husband and wife,  
and Richard Seely and Claire A. Seely, husband and wife.  
do hereby Convey to Gary Van Dyke and Patricia Marie Van Dyke, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in  
Madison County, Iowa:

PARCEL "F", LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION  
16, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5th P.M., MADISON COUNTY, IOWA, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SECTION 16, TOWNSHIP 75 NORTH, RANGE 26  
WEST OF THE 5th P.M., MADISON COUNTY, IOWA; THENCE NORTH 85°41'53" EAST ALONG THE  
SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16,  
1068.05 FEET; THENCE NORTH 0°00'00" EAST, 570.27 FEET; THENCE SOUTH 88°14'31" WEST,  
1065.55 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST  
QUARTER OF SAID SECTION 16; THENCE SOUTH 0°00'00" WEST ALONG THE WEST LINE OF THE  
SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 16, 617.70 FEET TO THE  
POINT OF BEGINNING. SAID PARCEL CONTAINS 14,523 ACRES INCLUDING 0.888 ACRES OF  
COUNTY ROAD RIGHT-OF-WAY.

Consideration less than \$500.00.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in  
fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear  
of all Liens and Encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real  
estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby  
relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number,  
and as masculine or feminine gender, according to the context.

STATE OF IOWA ss:  
POLK COUNTY,

Dated: 9/26/96

On this 26<sup>th</sup> day of September

1996, before me the undersigned, a Notary  
Public in and for said State, personally appeared Karla  
McHenry Fultz, Patrick D. McHenry, Gary  
Van Dyke, Patricia D. Van Dyke, Richard  
Seely and Claire A. Seely

Karla Fultz McHenry (GRANTOR)

Patrick D. McHenry (Grantor)

Gary Van Dyke (Grantor)

Patricia M. Van Dyke (Grantor)

Richard Seely (Grantor)

Claire A. Seely

to me known to be the identical persons named in and who  
executed the foregoing instrument and acknowledged  
that they executed the same as their voluntary act and  
deed.

John J. Gajdel Notary Public

(This form of acknowledgment for individual grantor(s) only)

