

REC \$ 77.00  
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FILED NO. 2676  
BOOK 131 PAGE 440  
93 APR 29 AM 11:54  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



WARRANTY DEED

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of ONE THOUSAND TWO HUNDRED AND NO/100- - - - - (\$1,200.00)  
Dollar(s) and other valuable consideration, MADISON COUNTY, IOWA

do hereby Convey to DENNIS RAY PECK AND SANDRA LEE PECK, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON,

the following described real estate in MADISON County, Iowa:

THE REAL PROPERTY DESCRIBED ON THE ATTACHED AND INCORPORATED EXHIBIT A.

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:  
MADISON COUNTY,

Dated: April 27, ~~1992~~ 1993  
MADISON COUNTY, IOWA, BOARD OF SUPERVISORS

On this 27<sup>th</sup> day of April, 1993, before me, the undersigned, a Notary Public in and for said State, personally appeared  
CY McDONALD  
JOAN WELCH

BY Cy McDonald, CHAIRPERSON (Grantor)  
Joan Welch  
JOAN WELCH, AUDITOR OF MADISON COUNTY, IOWA (Grantor)

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.

Michelle Utsler Notary Public  
(This form of acknowledgment for individual grantor(s) only)

MICHELLE UTSLER  
4-7-94

STATE OF IOWA )  
 )  
 ) ss  
MADISON COUNTY )

On this 27<sup>TH</sup> day of APRIL, 1992, before me, MICHELLE  
UTSLER, a Notary Public in and for the State of Iowa, personally  
appeared Cy McDonald and Joan Welch, to me personally known, and who, being by  
me duly sworn, did say that they are the chairperson of the Board of Supervisors  
and County Auditor, respectively, of the County of Madison, Iowa; that the seal  
affixed to the foregoing instrument is the corporate seal of the corporation, and  
that the instrument was signed and sealed on behalf of the corporation, by  
authority of its Board of Supervisors, as contained in Ordinance No. SPV-9-92-117B  
passed (the Resolution adopted) by the Board of Supervisors, under Roll Call No.  
           of the Board of Supervisors on the 8<sup>th</sup> day of Sept., 1992,  
and Cy McDonald and Joan Welch acknowledged the execution of the instrument to  
be their voluntary act and deed and the voluntary act and deed of the  
corporation, by it voluntarily executed.



Michelle Utsler  
Notary Public in and for the state of  
Iowa.

EXHIBIT A

PLAT OF SURVEY FOR DENNIS PECK IN THE NORTH 31.5 ACRES OF THE W. 1/2 OF THE NE. 1/4 OF SECTION 18, T75N, R26W OF THE 5TH P.M., MADISON COUNTY, IOWA.

N. 1/4 COR. SEC. 18-75-28

● FOUND 1/2" IRON ROD  
○ SET C.I.R. #5041

DATE OF SURVEY:  
DECEMBER 29, 1992  
JANUARY 6, 1993



SCALE: 1" = 100'



R = 1623.13'  
Δ = 18°13'09"  
L = 516.13'  
CHD = 513.96  
N. 61°11'41" W.

N. 00°00'00" 2689.64'

AREA = 2.380 ACRES

P.O.B.

COMPALED

FILED NO. 1969  
BOOK 2 PAGE 365  
93 FEB -5 PH 12: 28  
MICHELLE LITSLER  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00

DESCRIPTION:

A parcel of land in the North 31.5 Acres of the West Half of the Northeast Quarter of Section 18, Township 75 North, Range 26 West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows:

Commencing at the Center of Section 18, T75N, R26W of the 5th P.M., Madison County, Iowa; thence along the West line of the NE. 1/4 of said Section 18, North 00°00'00", 1,844.22 feet; thence North 85°50'01" East, 40.21 feet to the point of beginning. Thence along the South line of the North 31.5 Acres of the W. 1/2 of the NE. 1/4 of said Section 18, North 85°50'01" East, 667.02 feet to a point that is 100 feet southerly of the centerline of county road G-50; thence along a line running parallel with and 100 feet southerly of said centerline, North 70°18'16" West, 84.48 feet; thence Northwest 516.13 feet along a 1623.13 foot radius curve, concave northeasterly, having a central angle of 18°13'09" and a chord bearing North 61°11'41" West, 513.96 feet; thence South 41°05'51" West, 169.35 feet; thence South 08°57'33" West, 198.42 feet to the point of beginning. Said parcel of land contains 2.380 Acres.



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICALLY IDENTIFIED BY SURVEY OR REPORT WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Charles T. Vance 19 Jan 1993  
Charles T. Vance, P.E. & L.S. Iowa Reg. No. 5041

VANCE & HOCHSTETLER, P.C.  
CONSULTING ENGINEERS  
71 JEFFERSON  
WINTERSSET, IOWA 50273