

# 22,500

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA # 04580

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

REC \$ 5.00  
AUD \$ 5.00

REAL ESTATE TRANSFER  
TAX PAID 35  
STAMP #  
\$ 35.20  
RECORDED  
5-22-93  
DATE COUNTY

FILED NO. 2996  
BOOK 131 PAGE 589  
93 MAY 27 PH 3:48  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



### WARRANTY DEED - JOINT TENANCY

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of One  
Dollar(s) and other valuable consideration,  
James A. Ross, a single person,

do hereby Convey to  
Curtis Gene Ferguson and Jeneen Mae Ferguson, 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:

A parcel of land located in the Northwest Quarter (1/4) of the North-  
west Quarter (1/4) of Section Three (3), in Township Seventy-seven  
(77) North, Range Twenty-nine (29) West of the 5th P. M., Madison  
County, Iowa, more particularly described as follows: Beginning  
at the Northwest corner of Section Three (3), in Township Seventy-  
seven (77) North, Range Twenty-nine (29) West of the 5th P. M.,  
Madison County, Iowa, thence along the North line of said Section  
Three (3), North 89°30'13" East 1319.11 feet to the Northeast  
Corner of the Northwest Quarter (1/4) of the Northwest Quarter (1/4)  
of said Section Three (3), thence along the East line of said  
Northwest Quarter (1/4) of the Northwest Quarter (1/4), South 00°  
05'36" East 781.35 feet to the North line of the C.R.I. & P.  
Railroad, thence along said North line, North 69°46'15" West  
1407.13 feet to the West line of said Section Three (3), thence  
along said West line, North 00°00'00" 283.37 feet to the Point of  
Beginning, said parcel of land contains 16.125 Acres, including  
0.090 Acres of County Road Right-of-Way,

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 Dated: May 6, 1993

DALLAS COUNTY, ss: James A. Ross

On this 6th day of May,  
1993, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
James A. Ross, a single person,

JAMES A. ROSS (Grantor)

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



Mary Ann Schmieeskamp  
MARY ANN SCHMIEESKAMP  
2/14/94 Notary Public (Grantor)

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