

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

ISBA# 04132 Jordan, Oliver & Walters  
Winterset, Iowa

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

REC \$ 10.00 COMPUTER   
AUDS \$ 15.00 RECORDED   
R.M.F. \$ 1.00 COMPARED

REAL ESTATE TRANSFER TAX PAID	
STAMP # <u>21</u>	
\$ <u>23.20</u>	
<i>[Signature]</i>	
RECORDED	
DATE <u>12-16-93</u>	COUNTY <u>Madison</u>

FILED NO. 1542  
BOOK 132 PAGE 324  
93 DEC 16 AM 10:53  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



**WARRANTY DEED - JOINT TENANCY**

SPACE ABOVE THIS LINE  
FOR RECORDER

For the consideration of FIFTEEN THOUSAND AND NO/100----- (\$15,000.00)  
Dollar(s) and other valuable consideration,  
KEITH L. REYNOLDS and JAN E. REYNOLDS, Husband and Wife,

do hereby Convey to  
JESSE L. JAMES and PATTY G. JAMES, 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:

See Exhibit "A" description of real estate attached hereto.

This deed is given in fulfillment of a Real Estate Contract  
recorded in Deed Record 129, Page 281 of the Madison County  
Recorder's office.

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  
MADISON COUNTY,  
On this 14 day of December,  
199 3, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Keith L. Reynolds and  
Jan E. Reynolds

Dated: 12-14-93  
*Keith L Reynolds*  
Keith L. Reynolds (Grantor)  
*Jan E. Reynolds*  
Jan E. Reynolds (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.

*Jerrold B. Oliver*  
Notary Public

(Grantor)  
(Grantor)  
(Grantor)

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



Exhibit "A" - Description of Real Estate

A parcel of land in the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 696.43 feet, along the North line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Twenty-nine (29), to the point of beginning; thence continuing along said North line, North 90°00'00" East, 62.57 feet; thence South 03°15'09" West, 66.00 feet; thence North 90°00'00" East, 722.32 feet; thence South 03°15'07" West 238.89 feet; thence South 90°00'00" West, 658.37 feet; thence North 19°44'26" West, 323.41 feet to the point of beginning; said parcel of land contains 3.950 acres,

AND

Grantors' rights to the well system, including the equipment and accessories upon and under the real estate legally described as:

The West 23 acres of the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the South 20.9 acres of the East 22 acres of the West 45 acres of the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except for a parcel of land in the South Half (S $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, more particularly described as follows: Commencing at the Northwest Corner of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Twenty-nine (29), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North 90°00'00" East, 696.43 feet, along the North line of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Twenty-nine (29), to the point of beginning; thence continuing along said North line, North 90°00'00" East, 62.57 feet; thence South 03°15'09" West, 66.00 feet; thence North 90°00'00" East, 722.32 feet; thence South 03°15'07" West 238.89 feet; thence South 90°00'00" West, 658.37 feet; thence North 19°44'26" West, 323.41 feet to the point of beginning; said parcel of land contains 3.950 acres.

These rights include the right of access to the well and its accessories along the existing water line route to these premises, together with the right to use the water and well system and accessories. The Grantees understand and agree the well pump and equipment is shared with the adjoining land owner, and Grantees hereby assume an equal and common duty with this land owner to maintain the well, its pump and other accessories.