

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

COMPUTER
RECORDED
COMPARED

REAL ESTATE TRANSFER
TAX PAID 22
STAMP #
\$ 55.20
RECORDED
DATE COUNTY

FILED NO. 1543
BOOK 132 PAGE 326
93 DEC 16 AM 10:55
MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of THIRTY-FIVE THOUSAND AND NO/100--- (\$35,000.00)
Dollar(s) and other valuable consideration,
JESSE L. JAMES and PATTY G. JAMES, Husband and Wife,

do hereby Convey to
JAMES B. KORDICK and JULIE A. KORDICK

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.

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:

Dated: Dec. 14, 1993

MADISON COUNTY,
On this 14 day of December,
199 3, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Jesse L. James and Patty G. James

Jesse L. James (Grantor)

Patty G. James (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.

(Grantor)

Jerrold B. Oliver
Notary Public

(Grantor)

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

JERROLD B. OLIVER
MY COMMISSION EXPIRES
August 26, 1994

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.