

FILED NO. 2084

BOOK 132 PAGE 499

94 FEB -7 PM 3:57

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA

COMPUTER
RECORDED
COMPARED
REC \$ 5.00
AUD \$ 10.00
R.M.F. \$ 1.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED - JOINT TENANCY

For the consideration of ONE AND NO/100----- (\$1.00)
Dollar(s) and other valuable consideration,
CARL S. KAMM and LINDA L. KAMM, Husband and Wife,

do hereby Convey to
CARL S. KAMM and LINDA L. KAMM

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

A tract of land commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence North along the quarter section line a distance of 300 feet, thence East 342 feet, thence South parallel with the West line of said quarter section a distance of 300 feet, thence West along the section line 342 feet to the place of beginning; also a tract commencing at the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., running thence South along the quarter section line a distance of 140 feet, thence East parallel with the North line of said section 342 feet, thence North parallel with the West line of said quarter section 140 feet, thence West along the North line of said section 342 feet to the place of beginning; together with all easements and servient estates appurtenant thereto.

Grantee is also granted an easement for purpose of maintaining a water pipe from a pond on remainder of Grantors' premises located approximately 20 rods from the Southeast corner of the tract herein conveyed. Grantee shall have the right to maintain said pipe at his own expense and to draw water from said pond as long as water is available in the pond. Grantors do not agree to maintain, repair nor rebuild said pond, and Grantee's rights are limited to taking water as and if it is available.

This is a deed between husband and wife without actual consideration; therefore, no groundwater statement or declaration of value is required.

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: Feb. 5, 1994

MADISON COUNTY,
On this 5 day of February,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Carl S. Kamm and Linda L. Kamm

Carl S. Kamm
Carl S. Kamm (Grantor)
Linda L. Kamm
Linda L. Kamm (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)

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



DEED RECORD 132

499