

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103

ISBA # 04132 Jordan, Oliver & Walters
Winterset, Iowa

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FILED NO. 2465
BOOK 132 PAGE 598
94 MAR 18 PM 2:49

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA
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,
ERVIN A. JONES and NELLIE E. JONES, Husband and Wife,

do hereby Convey to
ERVIN A. JONES and NELLIE E. JONES

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

The East Sixty-six and sixty-seven/100 (66.67) Acres of the North One Hundred and
Twenty (120) acres of the Southwest Quarter (SW $\frac{1}{4}$) of Section Nine (9), Township
Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison
County, Iowa,

AND

the real estate described on Exhibit "A" attached hereto.

This is a deed between husband and wife without actual consideration, and no
groundwater hazard statement or declaration of value is therefore 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: March 16, 1994

MADISON COUNTY,

On this 16 day of March,
199 4, before me, the undersigned, a Notary
Public in and for said State, personally appeared
Ervin A. Jones and Nellie E.
Jones

Ervin A. Jones
Ervin A. Jones (Grantor)

Nellie E. Jones
Nellie E. Jones (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
Jerrold B. Oliver
Notary Public

(Grantor)

(This form of acknowledgment for individual grantors only)



EXHIBIT "A"

All that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) which lies south and east of the public highway; all that part of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) which lies south and west of Middle River, being more particularly described as commencing at the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) and running thence North on the west line thereof 10.68 chains, thence South 45° East, 3.50 chains, thence South 3 $\frac{1}{2}$ ° West, 3 chains, thence South 20° East, 3.33 chains, thence South 12 $\frac{1}{2}$ ° East to the South line of said Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), thence West to the place of beginning, all in Section Eight (8);

also

The Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$), and all that part of the Northeast Quarter (NE $\frac{1}{4}$) the Northwest Quarter (NW $\frac{1}{4}$) which lies North and West of the center of Middle River, all in Section Seventeen (17);

also

The North 26 acres of the East Half (E $\frac{1}{2}$) of the East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$), and all that part of the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and all that part of the Northwest Quarter (NW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) lying and being North and East of the center of the main channel of Middle River, all in Section Eighteen (18);

also

All that part of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7) lying South of the public highway as the same extends in a general east and west direction through said quarter section;

also

A tract of land described as follows: Commencing at the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), running thence East on the South line of said Section 695.7 feet to the center of the public highway, thence North 33° 44 minutes West, 260.5 feet, thence North 80° 49 minutes West, 458.7 feet, thence South 62° 36 minutes West, 119 feet to the West line of said quarter section, thence South to the place of beginning, all in Section Seven (7);

ALL of the above described land being located in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., MADISON COUNTY, IOWA.