

COMPUTER ✓
RECORDED ✓
COMPARED ✓

REC \$10.00
AUD \$10.00
R.M.F. \$1.00

REAL ESTATE TRANSFER
TAX PAID 6
STAMP #
\$ 63.25
MICHELLE UTSLER
RECORDER
9-6-94 T. Hefner
DATE COUNTY

FILED NO. 695
BOOK 133 PAGE 355
94 SEP -6 AM 11:49
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,
Jim Carey and Donna Carey, husband and wife,

do hereby Convey to
Larry D. Dey and Kathy A. Dey

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 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, Dated: SEPTEMBER 3, 1994

On this 3rd day of September, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared
Jim Carey and Donna Carey,
husband and wife,

Jim Carey (Grantor)
Donna Carey (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

Notary Public (Grantor)

(This form of acknowledgment for individual grantors only)

BOLTON
NOTARY COMMISSION EXPIRES
2-30-94

DEED RECORD 133

355

EXHIBIT A

The Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy -Six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT That part of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirteen (13); thence on an assumed bearing of North $89^{\circ}49'34''$ East along the North line of said Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 356.02 feet; thence South $00^{\circ}29'35''$ West 736.04 feet; thence North $89^{\circ}33'21''$ West 356.00 feet to the West line of said Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence North $00^{\circ}29'35''$ East along said West line 732.20 feet to the Northwest corner of said Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and the point of beginning. Said excepted tract contains 6.00 acres and is subject to Madison County Highway Easement over the Northwesterly 0.06 acres thereof; AND that part of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast corner of said Section Twelve (12), thence on an assumed bearing of South $89^{\circ}49'34''$ West along the South line of said Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) 1315.43 feet to the Southwest Corner of said Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) and the centerline of a Madison County Highway; thence North $87^{\circ}48'30''$ East along said centerline 92.56 feet, thence North $84^{\circ}24'24''$ East along said centerline 309.23 feet, thence North $79^{\circ}24'08''$ East along said centerline 99.88 feet, thence North $76^{\circ}27'41''$ East along said centerline 99.96 feet, thence North $74^{\circ}10'14''$ East along said centerline 748.39 feet to the East line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twelve (12), thence South $00^{\circ}00'00''$ East along said East line 275.58 feet to the Southeast corner of said Section Twelve (12) and the point of beginning, said tract contains 3.25 acres more or less and is subject to Madison County Highway easements over the Northerly and Easterly 0.67 acres thereof and is subject to any encumbrances of record.