

### WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That Clarence V. Thompson and Harriet M. Thompson, Husband and Wife,

\_\_\_\_\_ in consideration of the sum of  
One Dollar and other valuable consideration

in hand paid do hereby Convey unto Ronald Wayne Shambaugh and Doris F. Shambaugh, husband and wife,

Address of Grantees: Van Meter, Iowa 50261

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

See Attached Description

NOTE: This conveyance is made by the grantors pursuant to Contract dated 10-23-84 filed 11-9-84 at Deed Rec. 118, Page 300, said Contract having been fully preformed it is hereby satisfied and released.

REAL ESTATE TRANSFER
TAX PAID <u>10</u>
STAMP #
\$ <u>10.45</u>
<u>Mary E. Welty</u>
RECORDER
<u>7-16-87</u> <u>Madison</u>
DATE COUNTY

FILED NO. 82  
BOOK 123 PAGE 404  
1987 JUL 16 PM 3:50  
MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$10.00  
Transfer \$5.00

And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances Whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the above described premises.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

Signed this 16th day of July, 19 87.

STATE OF IOWA

COUNTY OF Madison

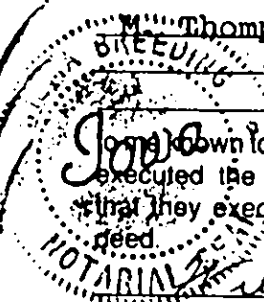
On this 16th day of July, A. D. 19 87, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Clarence V. Thompson and Harriet M. Thompson, husband and wife,

Clarence V. Thompson  
CLARENCE V. THOMPSON  
Harriet M. Thompson  
HARRIET M. THOMPSON

\_\_\_\_\_

\_\_\_\_\_ 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.

R.R., Van Meter, Iowa 50261  
Address of Grantors



Irma Breeding  
\_\_\_\_\_, Notary Public in and for said County and said State.

Please type or print names under signatures as per Sec 333.2 Code of Iowa

A parcel of land described as commencing at the Northeast Corner of the Southeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, thence N90°00'00"W 1679.42 feet to Point of Beginning, thence continuing N90°00'00"W 956.71 feet to the Northwest Corner of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Thirty-four (34), thence S0°02'48"E 268.60 feet along the west line of said Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ), thence S88°49'35"E 953.57 feet, thence N0°37'13"E 288.15 feet to the Point of Beginning, containing 6.1034 acres including 0.9411 acres of county road right-of-way,

Note: The North line of the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P. M., is assumed to bear due East and West,

EXCEPT RESERVING UNTO GRANTORS, THEIR HEIRS AND ASSIGNS AN EASEMENT FOR ACCESS TO AND THE USE OF THE EXISTING WELL ON THE REAL ESTATE CONVEYED HEREIN FROM THE ADJOINING REAL ESTATE OWNED BY THE GRANTORS, SAID EASEMENT SHALL BE TWENTY FEET (20') WIDE AND LOCATED FROM THE WELL DIRECTLY SOUTH TO THE NORTH PROPERTY LINE OF THE SELLERS' ADJOINING REAL ESTATE, SAID EASEMENT SHALL BE LIMITED IN NATURE FOR THE EXCLUSIVE USE OF THE OWNER OF THE REAL ESTATE ADJOINING DIRECTLY TO THE SOUTH OF THE CONVEYED REAL ESTATE AND ONLY FOR USE BY SAID OWNER FOR ONE SINGLE FAMILY DWELLING.