

# WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That Norman D. Sturtz and Phyllis V. Sturtz,  
Husband and Wife

\_\_\_\_\_ in consideration of the sum of  
One Dollar and other good and valuable consideration  
in hand paid do hereby Convey unto Norman D. Sturtz and Phyllis V. Sturtz,  
Husband and Wife

Address of Grantees: R.R. 2 Box 75A, Winterset, Iowa 50273

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:

A parcel of land described as beginning at the Northwest corner of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence South 0°00'00" 172.00' along the West line of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) of said Section Twenty-four (24), thence South 89°13'53" East 294.84', thence North 0°20'00" West 172.00', thence North 89°13'53" West 293.84' along the North line of the Southeast Quarter (SE1/4) of said Section Twenty-four (24) to the point of beginning, containing 1.1631 acres, including .2075 acres of public road right of way.

No Transfer tax needed

No Declaration of Value - Exemption No. 11

FILED NO. **1381**  
BOOK 122 PAGE 638

1987 JAN 14 AM 10:43

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA  
Fee \$5.00  
Transfer \$5.00

NOV 1  
DEC 1  
PAGE 1

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 14<sup>th</sup> day of January, 19 87.

STATE OF IOWA

COUNTY OF POLK

On this 14 day of January, A. D. 19 87, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Norman D. Sturtz and Phyllis V. Sturtz, husband and wife

Norman D. Sturtz  
NORMAN D. STURTZ  
Phyllis V. Sturtz  
PHYLLIS V. STURTZ

 GERALDINE M. LEE

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.

Geraldine M. Lee  
Geraldine M. Lee, Notary Public in and for said County and said State.

Address of Grantors

3/29/87