

# WARRANTY DEED - JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That LEONARD MILLER and MYRTLE L. MILLER, husband and wife,

\_\_\_\_\_ in consideration of the sum of  
-----Twelve Thousand Dollars and no/100ths -----

in hand paid do hereby Convey unto ELMER CASSADY and DARLENE CASSADY, husband and wife,

Address of Grantees: R. R. 2, Adel, Iowa 50003

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 tract of land described as commencing at the East Quarter (¼) corner of Section Twenty-five (25) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence North, 89° 7' West, 101.7 feet along the South line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section, thence North, 23° 24' West, 213.8 feet along the West right-of-way line of U.S. Highway 169, thence North, 40° 25 3/4' West, 46.4 feet along said West right-of-way line to the point of beginning; thence continuing North, 40° 25 3/4' West, 522.3 feet along said West right-of-way line, thence South, 1° West, 502.9 feet, thence East 289 feet, thence North 97.3 feet, thence North, 81° 15' East, 59.3 feet to the point of beginning, containing 2.2823 acres,

IND 2  
REC 5  
PAGE

Compared

1679

FILED NO. \_\_\_\_\_  
BOOK 122 PAGE 720

1987 FEB 26 AM 10:01

MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00, Trans. \$5.00

REAL ESTATE TRANSFER
TAX PAID
STAMP # <u>22</u>
\$ <u>1265</u>
<u>Mary E. Welty</u> RECORDER
<u>2-26-87</u> <u>Madison</u> DATE COUNTY

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 24<sup>th</sup> day of February, 1987.

STATE OF IOWA

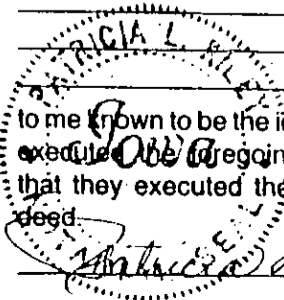
COUNTY OF WAYNE

On this 24<sup>th</sup> day of February, A. D. 1987, before me the undersigned, a Notary Public in and for said County and said State, personally appeared Leonard Miller and Myrtle L. Miller

Leonard Miller  
(Leonard Miller)  
Myrtle L. Miller  
(Myrtle L. Miller)

1627 Roosevelt Street  
Milo, Iowa 50166

Address of Grantors



to me known to be the identical persons named in and who executed foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Patricia L. Riley

Notary Public in and for said County and said State.

File type & print name under signature as per Sec. 235.2 Code of Iowa