

WARRANTY DEED – JOINT TENANCY

KNOW ALL MEN BY THESE PRESENTS: That FARMERS AND MERCHANTS STATE BANK, having its principal place of business at Winterset, Madison County, Iowa, a state banking corporation organized and existing under the laws of the State of Iowa,

in consideration of the sum of THIRTY-FIVE THOUSAND FIVE HUNDRED AND NO/100-----(\$35,500.00)DOLLARS

in hand paid do hereby Convey unto PHILIP M. REICHART and PAMELA V. REICHART

Address of Grantees:

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:

The South 10 Acres of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fourteen (14), in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

REAL ESTATE TRANSFER
TAX PAID 15
\$38 50 STAMP #
Mary E. Welty
RECORDER
9-16-87 DATE Madison COUNTY

FILED NO. 477
BOOK 123 PAGE 539
1987 SEP 16 PM 4:11
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 September, 19 87.

FARMERS AND MERCHANTS STATE BANK

By James W. Mease
James W. Mease, President

STATE OF _____
COUNTY OF Madison

On this _____ day of _____, A. D. 1987, before me the undersigned, a Notary Public in and for said County and said State, personally appeared _____

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.

Address of Grantors _____

_____, Notary Public in and for said County and said State.

DEED REC. 123

Please type or print names under signature as per Sec. 236.2 Code of Iowa

STATE OF _____ COUNTY, ss:

On this _____ day of _____, A. D. 19 _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____

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.

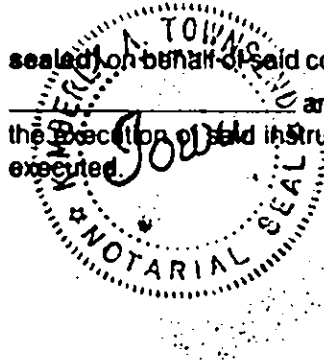
Notary Public in and for said County and said State

STATE OF IOWA COUNTY, ss: MADISON

On this 1st day of September, A. D. 19 87, before me, the undersigned, a Notary Public in and for said County and said State personally appeared James W. Mease and _____

_____, to me personally known, who, being by me duly sworn, did say that they are the ~~he~~ he is the President ~~and~~ _____ respectively, of said corporation; that ~~(no seal has been procured by the said)~~ corporation; that said instrument was signed (and (the seal affixed thereto is the seal of said)

~~sealed) on behalf of said corporation by authority of its Board of Directors; and that the said~~ James W. Mease and _____ as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Kimberly A. Townsend
Notary Public in and for said County and said State

CAUTION TO THE PURCHASERS OR GRANTEES: YOUR LAWYER WILL CAREFULLY CONSIDER AND EXPLAIN TO YOU, AS PURCHASERS, OR GRANTEES: WHETHER THIS DEED IS, FOR YOU, A DESIRABLE METHOD OF FAMILY PROPERTY HOLDING; ESPECIALLY IN A SITUATION WHICH INVOLVES A SECOND MARRIAGE, OR WHERE THERE IS A MARRIAGE WITHOUT CHILDREN, OR WHERE THE JOINT TENANTS ARE NOT HUSBAND AND WIFE. WHETHER, BECAUSE OF THE EASY AND SOMETIMES UNCONSCIOUS DESTRUCTION OF JOINT TENANCIES, YOU MAY NEED TO REINFORCE THIS TRANSACTION WITH A WILL, OR WILLS. WHETHER, TO PROTECT YOUR TAX RIGHTS YOU SHOULD TIMELY FILE A FEDERAL GIFT TAX RETURN. WHETHER A JOINT TENANCY MAY UNNECESSARILY INCREASE ATTORNEY'S FEES FOR YOUR ESTATE. WHETHER, IN CONNECTION WITH YOUR OTHER PROPERTY HOLDINGS, REAL AND PERSONAL, THIS KIND OF A DEED IS DESIRABLE ESTATE PLANNING FOR YOU. WHETHER YOU WISH TO KEEP LONG TERM RECORDS AS TO SOURCE OF MONEY, REDUCTION OF INDEBTEDNESS, ETC. WHETHER FROM MANY OTHER FACTS AND YOUR PERSONAL BACKGROUND, A JOINT TENANCY IS, FOR YOU, DESIRABLE.

477

Warranty Deed
Joint Tenancy

TO _____

Entered upon transfer books and for taxation this 16 day of Sept, 19 87
By James W. Mease Auditor
James W. Mease Deputy

Filed for record, indexed and delivered to County Auditor this 16 day of September, 19 87
at 4:11 o'clock P. M., and recorded in Book 123 of Deeds page 539
of Madison County Records.
Recorder's and Auditor's fee \$ 1.00 PAID.
Mary E. Welty Recorder
By _____ Deputy

WHEN RECORDED RETURN TO
James W. Mease