

FILED NO. 1763

BOOK 126 PAGE 437

Completed

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MARY E. WELTY  
RECORDER  
MADISON COUNTY, IOWA

Fee \$5.00, Traps \$5.00

SPACE ABOVE THIS LINE  
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of ONE  
Dollar(s) and other valuable consideration, Timothy J. Armstrong and Teresa L. Armstrong,  
husband and wife

do hereby Convey to Timothy J. Armstrong and Teresa L. armstrong, husband and wife

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

A parcel of land in Government Lot Four (4) in Section Seven (7), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the Southeast Corner of Government Lot Four (4) in Section Seven (7), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., thence S 84° 57' W 1002.61 feet along the South line of said Government Lot Four (4) to the point of beginning; thence N 0° 00' 440.06 feet, thence N 90° 00' W 288.55 feet, thence S 06° 32' W 255.03 feet, thence S 12° 02' E 64.4 feet, thence S 16° 33' E 155.1 feet, thence N 84° 57' E 261.39 feet along the South line of said Government Lot Four (4) to the point of beginning. Said parcel contains 3.09 acres, more or less, including 0.24 acres, more or less, of county road right-of-way, subject to all easements and restrictions of record.

This Deed is being given to create a Joint Tenancy.

No consideration-no transfer stamps required.

Also conveyed hereby is the Grantors interest in an Easement recorded in Book 121 at Page 760 of the records of the Recorder of Madison County, Iowa.

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, ss:  
Clarke COUNTY,

Dated: February 19, 1990

On this 19 day of February  
19 90, before me the undersigned, a Notary Public in and for said State, personally appeared Timothy J. Armstrong and Teresa L. Armstrong, husband and wife

Timothy J. Armstrong  
Timothy J. Armstrong (Grantor)

Teresa L. Armstrong  
Teresa L. Armstrong (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.

James H. Cothern  
James H. Cothern Notary Public  
(This form of acknowledgment for individual grantor(s) only)

