

FILED NO. 1441

Compared

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MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

Fee \$5.00
Transfer \$10.00

SPACE ABOVE THIS LINE
FOR RECORDER



WARRANTY DEED — JOINT TENANCY

For the consideration of One
Dollar(s) and other valuable consideration, we,
MORRIS D. SMITH and DIXIE SMITH,
husband and wife,
do hereby Convey to MORRIS D. SMITH and DIXIE SMITH,
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:
East Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Ten (10) and
the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section
Three (3) and the South Quarter of the South Half (S 1/4 S 1/2) of the
Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) Section Three
(3), all in Township Seventy-five (75) North, Range Twenty-seven (27), West of
the 5th P.M., Madison County, Iowa, except

A parcel of land described as commencing at the West Quarter Corner of Section
10, Township 75 North, Range 27, West of the 5th P.M., Madison County, Iowa,
thence West along the South Line of the East Half of the Northeast Quarter of
said Section 10 1330.5 feet to the Southwest Corner of East Half of the North-
east Quarter of said Section 10; thence N.00°00' 634.3 feet to the Point of
Beginning; thence N.82°56'E. 173.6 feet; thence N.00°11'E. 977.0 feet; thence
N.60°05'E. 174.0 feet; thence N.00°20'E. 500.0 feet; thence N.44°16'E. 260.4
feet; thence N.90°00'W. 510.9 feet; thence S.00°00' 1771.6 feet to the Point
of Beginning. Said parcel is located in the East Half of the Northeast
Quarter of Section 10, Township 75 North, Range 27, West of the 5th P.M.,
Madison County, Iowa, and contains 10.0001 Acres including 0.6009 Acres of
County Road Right of Way.

NOTE: West line of East Half of the Northeast Quarter of Section 10, Township
75 North, Range 27, West of the 5th P.M., Madison County, Iowa, is assumed to
bear due North and South.

This deed modifies a previously recorded deed by establishing a joint tenancy
between husband and wife, and, hence, is exempt from transfer tax and a
Declaration of Value pursuant to Iowa Code §428A.2(10).

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:
MADISON COUNTY,

Dated: January 10th, 1990

On this 10th day of January
1990, before me the undersigned, a Notary
Public in and for said State, personally appeared
Morris D. Smith and Dixie
Smith, husband and wife,
Iowa
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.

Morris D. Smith
Morris D. Smith (Grantor)

Dixie L. Smith
Dixie Smith (Grantor)

(XXXX)
(Grantor)

Charles H. Fagen
CHARLES H. FAGEN Notary Public

(This form of acknowledgment for individual grantor(s) only)

(XXXX)