

FILED NO. 2243
BOOK 128 PAGE 687

Fee \$5.00
Transfer \$5.00

91 MAY -6 PH 3: 22

MICHELLE UTSLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of ONE AND NO/100-----(\$1.00)
Dollar(s) and other valuable consideration, JERRY L. SCHWERTFEGER and BETH A. SCHWERTFEGER,
Husband and Wife,

do hereby Convey to JERRY L. SCHWERTFEGER and BETH A. SCHWERTFEGER

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 located in the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Northwest Corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County; thence along the West line of said Section Thirty (30), South 00°00'00" 1245.28 Feet; thence North 90°00'00" East 390.98 Feet; thence North 44°12'15" East 79.62 feet to the Point of Beginning; thence North 44°12'15" East 410.10 feet; thence North 90°00'00" East 144.39 feet; thence South 12°36'28" East 301.24 feet; thence South 90°00'00" West 496.07 feet to the Point of Beginning, said parcel containing 2.161 acres; and also an easement 50 feet wide for ingress and egress and the construction, maintenance and repair of a waterline located in the Northwest Fractional Quarter (¼) of the Northwest Quarter (¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County. Said 50-foot wide easement lies 25 feet on either side of the following-described centerline: Commencing at the Northwest Corner of said Section Thirty (30), thence South 00°00'00" 1203.67 feet to the Point of Beginning of the centerline of a 50-foot wide easement for ingress and egress; thence North 82°41'05" East 282.82 feet; thence North 52°04'00" East 271.00 feet; thence North 63°08'00" East 211.86 feet; thence South 40°02'30" East 27.65 feet to the end of said centerline of easement.

This Deed is between a husband and wife without actual consideration. Therefore, no Declaration of Value or Groundwater Statement is required.

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: 5-3-91

On this 3 day of May, 1991, before me the undersigned, a Notary Public in and for said State, personally appeared
Jerry L. Schwertfeger and
Beth A. Schwertfeger

Jerry L. Schwertfeger (Grantor)

Beth A. Schwertfeger (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.

(Grantor)

Jerrold B. Oliver Notary Public

(Grantor)

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

