

IOWA STATE BAR ASSOCIATION
Official Form No. 103

FOR THE LEGAL EFFECT OF THE USE
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REAL ESTATE TRANSFER
TAX DED
15
\$ 9.20
Michelle Utzler
RECORDER
12-17-91 Madison
DATE COUNTY

Fee \$5.00
Transfer \$5.00

FILED NO. 1462
BOOK 129 PAGE 402
91 DEC 17 AM 11:53

COMPARED MICHELLE UTZLER
RECORDER
MADISON COUNTY, IOWA



WARRANTY DEED — JOINT TENANCY

SPACE ABOVE THIS LINE
FOR RECORDER

For the consideration of Fifty-eight Thousand and 00/100----- (\$58,000.00)
Dollar(s) and other valuable consideration, TIMOTHY S. JORDAN, single

do hereby Convey to RORY WELCHER and AMY NEWKIRK

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 described as follows, to-wit: Commencing at the Northwest corner of the Northeast Quarter (¼) of Section Eleven (11), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 87°11'41" East 114.60 feet to the center line of U. S. Highway 169; thence South 02°48'19" East along said centerline 2,630.29 feet to the South line of said Northeast Quarter (¼); thence North 89°17'30" East 250.42 feet to the point of beginning; thence continuing North 89°17'30" East 324.60 feet; thence North 28°17'10" West 561.74 feet; thence South 89°35'12" West 200 feet to the East right-of-way line of U. S. Highway 169; thence South 15°53'48" East 517 feet to the point of beginning, containing 2.999 acres; and a parcel of land described as follows, to-wit: Commencing at the center of said Section Eleven (11); thence North 89°17'30" East 469.50 feet, thence North 15°53'48" West 517 feet to the point of beginning; thence continuing North 15°53'48" West 16.16 feet along the easterly Right of Way line of highway 169; thence North 01°22'00" West 802.48 feet; thence leaving said Right of Way line, North 88°45'04" East 261.10 feet; thence South 02°36'36" West 822.90 feet; thence South 89°35'12" West 200 feet to the Point of Beginning, containing 4.376 acres, more or less.

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: December 17, 1991

On this 17 day of December
19 91, before me the undersigned, a Notary Public in and for said State, personally appeared Timothy S. Jordan

Timothy S. Jordan (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)

(Grantor)

Steven P. Weeks Notary Public
(This form of acknowledgment for individual grantor(s) only)

(Grantor)

