



Document 2009 3750

Book 2009 Page 3750 Type 03 001 Pages 2
Date 12/15/2009 Time 8:07 AM
Rec Amt \$14.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Joel M. and Sarah Adams, 1996 Hogback Bridge Road, Winterset, IA 50273
Preparer: Mark L. Smith, Post Office Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Joel M. and Sarah Adams, 1996 Hogback Bridge Road, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,
Joel M. Adams and Sarah Adams, Husband and Wife,

do hereby
Convey to Joel M. Adams and Sarah Adams,

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:
See 1 in Addendum

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.

Joel M. Adams (Grantor)

Dated: 12-14-09

Sarah Adams (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on December 14, 2009 by Joel M. Adams and Sarah Adams

Carol Kierman, Notary Public

Addendum

1. Parcel "B" That part of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-eight (28) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows:
Commencing at the southwest corner of said Southeast Quarter (SE 1/4); thence on an assumed bearing of North 00°36'01" East along the west line of said Southeast Quarter (SE 1/4) 141.40 feet to the point of beginning; thence continuing North 00°36'01" East along said west line 450.00 feet to the center of Cedar Creek and the south line of Parcel A, recorded in Book 2003, Page 7265, Madison County Recorder's Office; thence South 88°08'14" East along said south line 185.17 feet; thence North 76°57'32" East along said south line 191.05 feet; thence South 81°40'41" East along said south line 60.78 feet; thence South 00°00'00" East 58.29 feet; thence South 13°20'43" West 118.84 feet; thence South 58°55'22" West 262.96 feet; thence South 00°45'03" West 168.62 feet; thence South 90°00'00" West 181.19 feet to the west line of the Southeast Quarter (SE 1/4) of said Section Twenty-three (23) and the point of beginning. Said tract contains 3.12 acres and is subject to a Madison County Highway Easement over the westerly 0.34 acres thereof,

The Consideration for this transfer is less than Five Hundred Dollars (\$500.00); therefore, no Declaration of Value or Ground Water Statement is required.