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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED – JOINT TENANCY
(Madison County Recorder’s Cover Sheet)

PREPARER

INFORMATION: Rod Powell, P.O. Box 189, Norwalk, IA 50211 (515)981-9150
Individual’s Name Street Address City Phone

ADDRESS TAX

STATEMENT: Ronald and Angela Crawley, 608 NE 13th, Grimes, IA 50111
Name Street Address City Zip Code

✓ RETURN TO: Ronald and Angela Crawley
608 NE 13th
Grimes, IA 50111

GRANTORS: Stuart L. Thompson and Marsha K. Thompson, husband and wife

GRANTEES: Ronald D. Crawley and Angela Victoria Crawley, husband and wife

LEGAL DESCRIPTION: See Page 3

Prepared by: Rod Powell, P.O. Box 189, Norwalk, IA 50211; (515)981-9150
Return to: Ronald and Angela Crawley, 608 NE 13th, Grimes, IA 50111
SEND TAX STATEMENT TO: Ronald and Angela Crawley, 608 NE 13th, Grimes, IA 50111

WARRANTY DEED

For the consideration of One and No/100 Dollar(s) and other valuable consideration,

Stuart L. Thompson and Marsha K. Thompson, husband and wife

do hereby Convey to

Ronald D. Crawley and Angela Victoria Crawley, 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:

mt
Deed between Parent & child

SEE EXHIBIT "A"

Subject to restrictions, reservations, easements, and covenants of record.

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.

July 16 2010

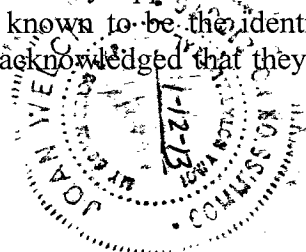
Dated

Stuart L. Thompson
(Grantor)

Marsha K. Thompson
(Grantor)

STATE OF IOWA, Madison COUNTY) ss:

On this 16 day of July, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Stuart L. Thompson and Marsha K. Thompson, husband and wife, 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.



Joan Welch
Notary Public in and for the State of Iowa

Exhibit "A"

A parcel of land described as beginning at the west quarter corner of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, thence N.83°27'E. 1,312.5 feet along the south line of the NWFR1/4 of said Section 1; thence N.0°24'E. 1,313.9 feet along the east line of the SW1/4 of the NWFR1/4 of said Section 1; thence S.83°06'W. 1,322.8 feet to the west line of the NWFR1/4 of said Section 1; thence S.0°00' 1,304.6 feet to the point of beginning containing 39.314 Acres including 1.633 Acres of county road right of way.

Note: The west line of the NWFR1/4 of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa is assumed to bear due north and south.

EXCEPT Parcel C located in the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the West Quarter corner of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North 0°00'00" East, 348.43 feet along the West line of the Northwest Quarter of said Section 1; thence North 34°18'19" East, 693.99 feet along an existing fenceline; thence North 85°45'59" East, 348.22 feet along an existing fenceline; thence South 2°34'07" East, 852.58 feet to a point on the South line of the Southwest Quarter of the Northwest Quarter of said Section 1; thence South 82°58'33" West, 782.49 feet along the South line of the Southwest Quarter of said Section 1 to the Point of Beginning. Said Parcel contains 12.757 acres, including 0.438 acres of County Road right-of-way.

AND EXCEPT Parcel D located in the Southwest Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the W1/4 corner of said Section 1; thence N00°47'11"W along the West line of the NW1/4 of said Section 1, 348.43 feet to the Point of Beginning; thence N00°47'11" W along the West line of the NW1/4 of said Section 1, 935.60 feet; thence N89°12'49"E. 918.40 feet; thence S00°47'11"E. 336.63 feet; thence S89°12'49"W. 180.00 feet; thence S84°58'48"W. 348.22 feet; thence S33°31'08"W. 693.99 feet to the Point of Beginning, and containing 10.00 Acres, more or less, including 1.11 Acres of R.O.W.

All parcels subject to any and all easements and restrictions of record.