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Date 7/20/2010 Time 10:10 AM

Rec Amt \$14.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Return To: Craig D. Havener and Peggy J. Havener, 600 W Somerfield Dr., Lakeville, IN 46536

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Craig D. Havener and Peggy J. Havener, 600 W Somerfield Dr., Lakeville, IN 46536



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration, Troy D. Havener and Vicky M. Havener, Husband and Wife

do hereby

Convey to Craig D. Havener and Peggy J. Havener

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa:

See Attached

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water 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.

Dated: July 19, 2010

Troy D. Havener  
Troy D. Havener (Grantor)

Vicky M. Havener  
Vicky M. Havener (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on July 19, 2010, by Troy D. Havener and Vicky M. Havener

Carol Kiernan  
Notary Public



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

PARCEL "B" being a tract of land located in part of the West 1/2 of the Northeast 1/4 (W 1/2 NE 1/4) of Section 26, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at a found square head bolt at the Southwest corner of the Northeast 1/4 of said Section 26; thence N 00°30'19" E, along the West line thereof, a distance of 844.57' to an iron pin at the Point of Beginning; thence N 00°30'19" E, along said West line, a distance of 991.70' to an iron pin; thence S 60°12'49" E a distance of 716.74' to an iron pin; thence S 38°01'01" W a distance of 830.53' to an iron pin; thence N 81°05'00" W a distance of 120.73' to the point of beginning. Containing 8.13 acres and being subject to a 30' wide private drive and utility easement and a 30' wide private waterline easement over and across a part of the Southwest 1/4 Northeast 1/4 and being more particularly described as follows:

**PRIVATE DRIVE AND UTILITY EASEMENT**

Commencing at a found square head bolt at the Southwest corner of the Northeast 1/4 of said Section 26; thence S 89°55'15" E a distance of 404.42 to the Point of Beginning; thence N 00°04'45" E a distance of 42.10'; thence N 07°38'49" W a distance of 100.91'; thence N 57°01'17" W a distance of 55.28'; thence S 81°53'18" W a distance of 109.02'; thence S 88°33'54" W a distance of 112.60'; thence N 56°54'43" W a distance of 80.16'; thence N 14°28'04" W a distance of 88.03'; thence N 00°38'28" E a distance of 570' to a point of terminus.

**PRIVATE WATER LINE EASEMENT**

Commencing at a found square head bolt at the Southwest corner of the Northeast 1/4 of said Section 26; thence S 89°55'15" E a distance of 30.30 to the Point of Beginning; thence N 00°04'45" E a distance of 52.37'; thence N 04°12'26" E a distance of 200' to a point of terminus.