

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2008	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: Charles Tibben, 2262 Bevington Park Rd., St. Charles, IA 50240		
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731		
Taxpayer: Charles Tibben, 2262 Bevington Park Rd., St. Charles, IA 50240		



WARRANTY DEED

For the consideration of \$100,000.00 Dollar(s) and other valuable consideration,
David Richards and Tena Richards, Husband and Wife

do hereby
Convey to Charles Tibben

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.

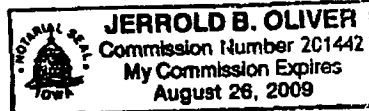
David Richards (Grantor)

Dated: 2-23-2009

Tena Richards (Grantor)

STATE OF Iowa, COUNTY OF Madison
This instrument was acknowledged before me on Feb 23, 2009, by David Richards and Tena Richards

, Notary Public



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

Addendum

1. Parcel "E" being that part of the Northwest Quarter of the Southwest Quarter of Section 1, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the West Quarter corner of said Section 1; thence on an assumed bearing of North 82 degrees 37 minutes 18 seconds East, 1310.74 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence South 00 degrees 43 minutes 24 seconds East, 669.17 feet along the east line of said Northwest Quarter of the Southwest Quarter; thence South 82 degrees 37 minutes 18 seconds West, 1310.77 feet to the west line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 43 minutes 15 seconds West, 669.17 feet to the point of beginning, having an area of 20.00 acres including 0.77 acres of Madison County Road Easement,