

Document 2009 616

Book 2009 Page 616 Type 03 001 Pages 4
Date 3/03/2009 Time 2:30 PM
Rec Amt \$22.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED
(Several Grantors)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 102
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Larry Vowell, PO BOX 282, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

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

Grantors:

Mildred Jo Agan
C. H. Wetzel
Marilyn Spencer
David Spencer

Grantees:

Larry Vowell

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of One

Dollar(s) and other valuable consideration,
Mildred Jo Agan and C. H. Wetzel. Wife and Husband. Marilyn Spencer and David Spencer, Wife and Husband

do hereby Convey to
Larry Vowell

the following described real estate in Madison County, Iowa:

One half interest in and to:

See Exhibit "A" Attached

This deed is exempt from the Iowa Transfer Tax pursuant to Iowa Code Section 428A.2 subparagraph 13 because it is a deed in lieu of partition. 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: Feb 26, 2009

<u>Mildred Jo Agan</u> Mildred Jo Agan	(Grantor)	_____	(Grantor)
<u>C. H. Wetzel</u> C. H. Wetzel	(Grantor)	_____	(Grantor)
<u>Marilyn Spencer</u> Marilyn Spencer	(Grantor)	_____	(Grantor)
<u>David Spencer</u> David Spencer	(Grantor)	_____	(Grantor)

STATE OF IOWA COUNTY OF MADISON

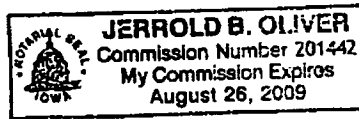
This instrument was acknowledged before me on Feb 26, 2009 by
Mildred Jo Agan and C. H. Wetzel

 **JERROLD B. OLIVER**
Commission Number 201442
My Commission Expires
August 26, 2009

Jerrold B. Oliver
Notary Public

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Feb 26, 2009, by
Marilyn Spencer and David Spencer



Jerrold B. Oliver, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

EXHIBIT "A"

The East Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) and the West Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P. M., Madison County, Iowa, **EXCEPT** a tract commencing 1325.38 feet West of the East Quarter ($\frac{1}{4}$) corner of said Section and running thence South $0^{\circ} 08'$ West 1460 feet, thence Westerly 216 feet, thence Northerly 127.5 feet along present fence line, thence Westerly 122 feet, thence Northerly 1316 feet along present fence line to center line of East and West road, thence Easterly 355 feet to point of beginning, and containing 9.804 acres, more or less, exclusive of present established highway, **AND EXCEPT** a tract commencing 1683.8 feet West of the East Quarter ($\frac{1}{4}$) corner of said Section and running thence South $01^{\circ} 3'$ East 496 feet, thence West 328 feet, thence North $1^{\circ} 3'$ West 496 feet, thence East 328 feet to the point of beginning and containing 3.37 acres more or less exclusive of the established highway,