



Document 2010 2112

Book 2010 Page 2112 Type 03 001 Pages 3
Date 9/07/2010 Time 12:43 PM
Rec Amt \$19.00 Aud Amt \$10.00
Rev Transfer Tax \$1,676.00
Rev Stamp# 540 DOV# 604
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

\$1,048,000

Preparer Information: (Name, address and phone number)
William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, Phone: (515) 523-2843

2 3P

Taxpayer Information: (Name and complete address)
Chris Jeffries, 1928 US Highway 35NW, Washington Court House, Ohio 43160

W **Return Document To:** (Name and complete address)
William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250

Grantors:
Scott H. Jungman
Shannon T. Jungman

Grantees:
Chris Jeffries

Legal description: See Page 2

Document or instrument number of previously recorded documents:



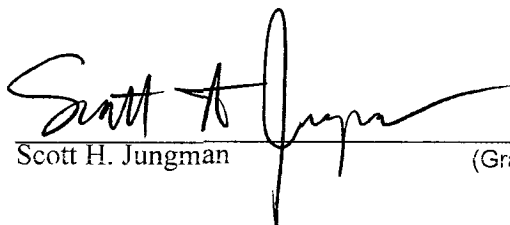
WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
Scott H. Jungman and Shannon T. Jungman, a/k/a Shannon A. Jungman, Husband and Wife,
Chris Jeffries, do hereby Convey to

the following described real estate in Madison County, Iowa:

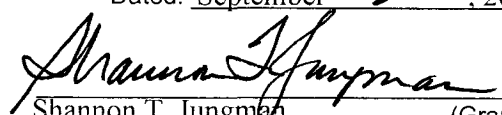
The West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), except a tract described as follows: Commencing 515 feet West of the Southeast corner of the West Half (W $\frac{1}{2}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-nine (29), Madison County, Iowa, running thence North 527 feet, thence West 425 feet, thence South 527 feet, thence East along the Section line to the point of beginning, containing approximately 5.14 acres; and the East Half (E $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the Southwest Quarter (SW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) and the South Half (S $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$); and the West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) except a tract in the Southeast corner thereof used for church and cemetery purposes and being 16 rods East and West and 20 rods North and South; and the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-nine (29), all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "A" See Real Estate Description 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.



Scott H. Jungman (Grantor)

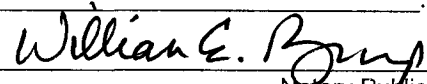
(Grantor)

Dated: September 2nd, 2010


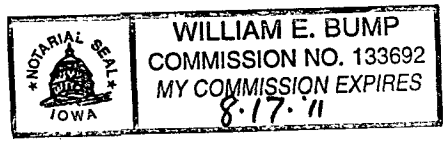
Shannon T. Jungman (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Adair
This instrument was acknowledged before me on September 2nd, 2010, by Scott H. Jungman and Shannon T. Jungman, husband and wife,



Notary Public



Addendum

Real Estate Description

located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and in the Northwest Quarter (¼) of the Southwest Quarter (¼) of said Section Twenty-nine (29), as shown in Plat of Survey filed in Book 2002, Page 1164 on March 12, 2002, in the Office of the Recorder of Madison County, Iowa AND EXCEPT that part of Parcel "B", located in the Southwest Quarter (¼) of said Section Twenty-nine (29), as shown in Plat of Survey filed in Book 2010, Page 1814 on August 5, 2010 in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

Sellers do hereby reserve unto themselves, their successors and assigns, two Easements described as Easement to Northeast Corner of Parcel "B" and Easement to Southeast Corner of Parcel "B" as shown in Plat of Survey filed on the 5th day of August, 2010 in Book 2010, Page 1814. These easements are limited to ingress and egress to said Parcel "B", solely for agricultural or recreational purposes with no paved, graveled or graded roads constructed which would substantially interfere with farming or qualifying the underlying ground for CRP purposes.

Sellers assign to Buyer the CRP contract regarding this real property. Buyer assumes the rights, duties and obligation of said contract, to be performed from and after October 1, 2010, and agrees to hold Sellers harmless therefore. Sellers shall receive all CRP Contract payments through September 30, 2010. Buyer to receive CRP payments from and after October 1, 2010.