

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

Matthew D. Gardner

- ✓ **Return Document To:** Thomas Roach, 3263 Cumming Road, Cumming, IA 50061  
**Preparer Information:** Matthew D. Gardner, 6601 Westown Pkwy STE 200, West Des Moines, IA 50266, (515) 244-3500  
**Address Tax Statement:** Thomas Roach, 3263 Cumming Road, Cumming, IA 50061

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, **Thomas L. Roach and Mary Roach, husband and wife** do hereby Convey to **Thomas L. Roach and Mary Roach, as joint tenants with full rights of survivorship and not as tenants-in-common** the following described real estate in **Madison County, Iowa**:

**The East Twenty (20) Acres of the Southwest Quarter (SW1/4) and the West Sixty (60) Acres of the Southeast Quarter (SE1/4), all in Section Eleven (11), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.**

**And**

**That part of the Southeast Quarter of Section 11, Township 77 North, Range 26 West of the 5<sup>th</sup> P.M., Madison County, Iowa, described as follows: Commencing at the Southwest corner of the Southeast Quarter of said Section 11; thence on an assumed bearing of North 83 degrees 41 minutes 28 seconds East along the South line of said Southeast Quarter 513.87 feet to the point of beginning; thence North 00 degrees 20 minutes 54 seconds West 467.95 feet; thence North 83 degrees 41 minutes 28 seconds East 467.95 feet; thence South 00 degrees 20 minutes 54 seconds East 467.95 to the South line of said Southeast Quarter; thence south 83 degrees 41 minutes 28 seconds West along said south line 467.95 feet to the point of beginning.**

**Said tract contains 5.00 acres and is subject to a Madison County Highway Easement over the southerly 0.64 acres thereof.**

**Transfer exempt: Transfer between husband and wife.**

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: April 27, 2009 Thomas L. Roach  
Thomas L. Roach (Grantor)

Mary Roach  
Mary Roach (Grantor)

STATE OF Iowa , COUNTY OF POLK

This instrument was acknowledged before me on April 27, 2009, by Thomas L. Roach and Mary Roach, husband and wife.

Matthew D. Gardner  
, Notary Public

