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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$290,000

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

David J. Elgin and Gayle S. Elgin
4710 Park Circle
West Des Moines, Iowa 50265

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

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Carl Tessmer
Sara Tessmer

Grantees:

David J. Elgin
Gayle S. Elgin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of Two Hundred Ninety Thousand and no/100ths (\$290,000.00)
Dollar(s) and other valuable consideration,
Carl Tessmer and Sara Tessmer, husband and wife,

do hereby Convey to
David J. Elgin and Gayle S. Elgin, husband and wife,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described
real estate in Madison County, Iowa:

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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.

STATE OF IOWA,
COUNTY OF MADISON


Dated: January 11, 2011

This instrument was acknowledged before me on
January 11, 2011
by Carl Tessmer and Sara Tessmer

Carl Tessmer
Carl Tessmer (Grantor)

Sara Tessmer
Sara Tessmer (Grantor)

Tami Rice
Tami Rice, Notary Public


TAMI RICE
Commission Number 763618
My Commission Expires
June 24, 2013
(Grantor)

(Grantor)

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

Exhibit "A"

A tract of land commencing 32 rods and 8 links South of the Center of Section Twenty-two (22), running thence West 66 rods, thence South to the South line of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-two (22), thence East 66 rods, thence North to the place of beginning, all in Section Twenty-two (22), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; AND Lots Six (6), Seven (7), and Eight (8) of the Southwest Quarter ($\frac{1}{4}$) of said Section Twenty-two (22) more particularly described as follows: Commencing at the Northwest corner of said Southwest Quarter ($\frac{1}{4}$) and running thence South 76 rods, thence East 94 rods, thence North 76 rods, thence West 94 rods to the place of beginning; AND ALSO a tract described as follows: Commencing at the Northeast corner of said Southwest Quarter ($\frac{1}{4}$) and running thence South 32 rods and 8 links, thence West 66 rods, thence North 32 rods and 8 links, thence East 66 rods to the place of beginning; AND the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Twenty-two (22); all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.