

*For the record of Record  
File with the Auditor's Office  
42 - 415*

JOAN WELCH  
MADISON COUNTY AUDITOR

To: Craig E. and Charlotte A. Speer Date: July 6, 1994

R.R. 2

Winterset, Ia. 50273

From: Joan Welch, Madison County Auditor

RE: See attached land description (West 29½ a. of the SW¼ of the NW¼ of Section  
29, 75-28 )

NOTICE OF REQUIREMENT TO FILE PLAT OF SURVEY

Pursuant to Section 354.4 and 354.13, copies of which are attached, you are hereby notified that as owners of the land or of some interest in the land hereinbefore described above, which has been divided using a metes and bounds description, you are required by the aforementioned Code sections to have a plat of survey made of the division and record same as required by Chapter 354, Code of Iowa. Information concerning the preparation and recording of plats of survey may be obtained by consulting Chapter 354, Code of Iowa.

You are further notified if you fail, within thirty (30) days to comply with this notice, or file with the Madison County Auditor's Office a statement of intent to comply with this notice, a surveyor shall be contracted to have a survey made and a plat of survey recorded as necessary to comply with Chapter 354, Code of Iowa. Pursuant to Section 354.17, Code of Iowa, the total cost of the surveying, platting and recording of a plat shall be assessed to each parcel included in the plat of survey and collected in the same manner as general taxes.

You are further notified that pursuant to Section 354.14, you may appeal said notice to the District Court within twenty (20) days after receiving this notice.

If you have any questions regarding this notice, please contact me in my office at 462-3914.

Dated this 6th day of July, 1994 at Winterset, Madison County, Iowa.

*Joan Welch*  
Joan Welch  
Madison County Auditor

REC \$ No Fee  
AUD \$ \_\_\_\_\_  
R.M.F. \$ \_\_\_\_\_

FILED NO: 54  
BOOK 42 PAGE 334  
94 JUL -6 PM 12:11  
MICHELLE UTSLER  
RECORDER  
MADISON COUNTY, IOWA



Madison County Courthouse, P. O. Box 152, Winterset, Iowa 50273

COMPUTER   
RECORDED   
COMPARED

REAL ESTATE TRANSFER
TAX PAID <u>60</u>
STAMP #
\$ <u>72</u>
<i>Michelle Utzler</i>
RECORDER
<u>7-1-94</u> <u>Madison</u>
DATE COUNTY

COMPUTER   
RECORDED   
COMPARED

REC \$ 5.00  
AUD \$ 1.00  
R.M.F. \$ 1.00

FILED NO. 25  
BOOK 133 PAGE 163  
94 JUL -1 PH 2: 59  
MICHELLE UTZLER  
RECORDER  
MADISON COUNTY, IOWA

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of Forty-five Thousand Five Hundred & no/100 (\$45,500) Dollar(s) and other valuable consideration,  
Daniel R. Waltz and Utonda J. Waltz, husband and wife,

do hereby Convey to  
Craig E. Speer and Charlotte A. Speer

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 Half (E 1/2) of the Northeast Quarter (NE 1/4) of Section Thirty (30); and the West Half (W 1/2) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29); the West one (1) acre of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29); and the West 29 1/2 acres of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-nine (29); all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

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

Dated: July, 1994

MADISON COUNTY, ss:

On this 4 day of July, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel R. Waltz and Utonda J. Waltz

*Daniel R. Waltz*  
Daniel R. Waltz (Grantor)  
*Utonda J. Waltz*  
Utonda J. Waltz (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

*William M. Sweeney*  
Notary Public

(This form is to be signed by grantor(s) only)

