



Document 2011 992

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

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

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

Taxpayer: Eugene Armstrong and Eloise Armstrong, 1180 Badger Creek Rd., Van Meter, IA 50261



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Eugene Armstrong and Eloise Armstrong, Husband and Wife

do hereby
Convey to Eugene Armstrong and Eloise Armstrong

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

See Exhibit "A" Attached

This deed is between a husband and a wife. 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.

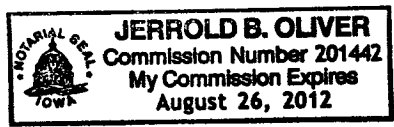
Dated: April 18, 2011

Eugene Armstrong
Eugene Armstrong (Grantor)

Eloise Armstrong
Eloise Armstrong (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on April 18, 2011, by Eugene Armstrong and Eloise Armstrong



Jerrold B. Oliver
, Notary Public

EXHIBIT "A"

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

Government Lots Three (3) and Four (4) in Section Seven (7), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following two tracts:

1. Commencing at the Southeast corner of said Government Lot Four (4), running thence North five (5) rods, thence West twelve (12) rods, thence South five (5) rods, thence East twelve rods to the place of beginning.
2. Commencing at the Southeast corner of said Government Lot Four (4), thence South $84^{\circ}57'$ West 1002.61 feet along the South line of said Government Lot Four (4) to the point of beginning; thence North $0^{\circ}00'$ 440.06 feet, thence North $90^{\circ}00'$ West 288.55 feet, thence South $06^{\circ}32'$ West 255.03 feet, thence South $12^{\circ}02'$ East 64.4 feet, thence South $16^{\circ}33'$ East 155.1 feet, thence North $84^{\circ}57'$ East 261.39 feet along the South line of said Government Lot Four (4) to the point of beginning. Said parcel contains 3.09 acres, more or less, including 0.24 acres, more or less, of county road right-of-way.