



Document 2011 2627

Book 2011 Page 2627 Type 03 001 Pages 2  
Date 10/04/2011 Time 2:50 PM  
Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



Document 2011 1425

Book 2011 Page 1425 Type 03 001 Pages 2  
Date 6/02/2011 Time 10:38 AM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$327.20  
Rev Stamp# 165 DOV# 174

INDX ✓  
ANNO ✓  
SCAN ✓

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

1  
2

© THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Mark L. Smith	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER.
Return To: <u>Farmers &amp; Merchants State Bank, POB 29, Winterset, IA 50273</u>		
Preparer: <u>Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Travis and Julie Egli, 608 West Clanton, St. Charles, IA 50240</u>		



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$205,000.00----- Dollar(s) and other valuable consideration,  
Sean Michael Patrick Kennedy and Samantha Kennedy, Husband and Wife

do hereby  
Convey to Travis Egli and Julie Egli,

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

See 1 in Addendum

#### "DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION IN EXHIBIT "A" ATTACHED"

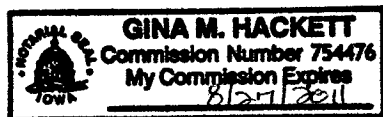
Grantors do Hereby Covenant With grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

*Sean Patrick Michael Kennedy*  
Sean Patrick Michael Kennedy (Grantor)

Dated: 5/27/2011  
*Samantha A Kennedy*  
Samantha Kennedy (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on \_\_\_\_\_, by Sean Michael Patrick Kennedy and Samantha Kennedy



*Gina M. Hackett*  
Notary Public

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

GW#1

EXHIBIT "A"

LEGAL DESCRIPTION

PARCELS "J" & "K" LOCATED IN THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5<sup>TH</sup> P.M., CITY OF ST. CHARLES, MADISON COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2, PAGE 319 ON JUNE 19, 1997, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

AND

PARCEL "U" CONTAINING 1.526 ACRES, LOCATED IN THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY-THREE (23), TOWNSHIP SEVENTY-FIVE (75) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5<sup>TH</sup> P.M., CITY OF ST. CHARLES, MADISON COUNTY, IOWA, AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 2006, PAGE 1266 ON MARCH 31, 2006, IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA.

AND

PARCEL "X" THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 75 NORTH, RANGE 26 WEST OF THE 5<sup>TH</sup> P.M., CITY OF ST. CHARLES, MADISON COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 21 MINUTES 27 SECONDS WEST, 863.35 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER TO THE NORTHEAST CORNER OF PARCEL U ALSO BEING THE SOUTHEAST CORNER OF PARCEL T, BOTH OF WHICH ARE RECORDED IN BOOK 2006, PAGE 1266, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PARCEL K, RECORDED IN BOOK 2, PAGE 319 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 21 MINUTES 27 SECONDS WEST, 74.23 FEET ALONG SAID WEST LINE; THENCE NORTH 89 DEGREES 44 MINUTES 55 SECONDS EAST, 70.42 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 27 SECONDS EAST, 74.23 FEET TO THE NORTH LINE OF SAID PARCEL K; THENCE SOUTH 89 DEGREES 44 MINUTES 55 SECONDS WEST, 70.42 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, HAVING AN AREA OF 5,227 SQUARE FEET.