



Document 2011 2766

Book 2011 Page 2766 Type 03 001 Pages 2
Date 10/18/2011 Time 9:46 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$5.60
Rev Stamp# 302 DOV# 317
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: Paul F. Cain and Kelly Jo Cain, 1578 McBride Rd., Van Meter, IA 50261

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

Taxpayer: Paul F. Cain and Kelly Jo Cain, 1578 McBride Rd., Van Meter, IA 50261



WARRANTY DEED - JOINT TENANCY

For the consideration of \$4,000.00 Dollar(s) and other valuable consideration,
Larry D. Watts and Laura M. Watts, Husband and Wife

do hereby

Convey to Paul F. Cain and Kelly Jo Cain

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

See 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.

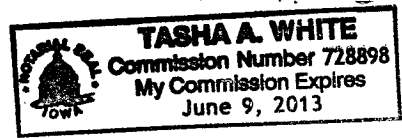
Larry D. Watts (Grantor)

Dated: 9-26-2011

Laura M. Watts (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by Larry D. Watts and Laura M. Watts



, Notary Public

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

A tract of land located in the North Half ($\frac{1}{2}$) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing as a point of reference at the North Quarter ($\frac{1}{4}$) Corner of said Section Sixteen (16); thence South $0^{\circ}00'00''$ East 1814.70 feet along the West line of the Northeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16) (this is an assumed bearing for purposes of this description only); thence South $90^{\circ}00'00''$ East 50.00 feet to the point of beginning; thence South $0^{\circ}00'00''$ East 774.00 feet; thence Northwesterly 92.56 feet along a 160.00 foot radius circular curve concave Northeasterly having a central angle of $33^{\circ}08'40''$ and a chord 91.27 feet in length bearing North $61^{\circ}36'50''$ West; thence North $45^{\circ}02'30''$ West 112.63 feet; thence North $0^{\circ}00'00''$ East 148.67 feet; thence Northeasterly 535.66 feet along a 868.60 foot radius circular curve concave Northwesterly having a central angle $35^{\circ}20'02''$ and a chord 527.21 feet in length bearing North $17^{\circ}40'01''$ East to the point of beginning; and containing 1.41 acres more or less,