



Document 2012 144

Book 2012 Page 144 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$172.80

Rev Stamp# 14 DOV# 15

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



\$108,500

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Craig E. Speer and Charlotte A. Speer, 2403 Cumming Road, Winterset, IA 50273

Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Robin P. Eggleston
Andrea L. Eggleston

Grantees:

Craig E. Speer
Charlotte A. Speer

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$108,500.00----- Dollar(s) and other valuable consideration,
Robin P. Eggleston and Andrea L. Eggleston, 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:

See Exhibit "A" attached hereto and 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.

Dated: January 7, 2012

[Signature]
Robin P. Eggleston (Grantor)

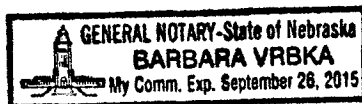
[Signature]
Andrea L. Eggleston (Grantor)

(Grantor)

(Grantor)

STATE OF NEBRASKA, COUNTY OF Johnson

This instrument was acknowledged before me on January 7, 2012, by Robin P. Eggleston and Andrea L. Eggleston



[Signature]
_____, Notary Public

EXHIBIT "A"

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) and all that part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) lying north and west of the center of the public road, all in Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21), containing 10.616 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 2391 on October 1, 2010 in the Office of the Recorder, Madison County, Iowa; AND EXCEPT Parcel "C" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21), containing 10.020 acres, as shown in Plat of Survey filed in Book 2011, Page 1722 on June 30, 2011 in the Office of the Recorder, Madison County, Iowa.

The terms and provisions of paragraph 20 of the Real Estate Contract executed by these Grantors and Grantees, which terms and provisions are set forth in paragraph 1 of the Addendum to that Real Estate Contract, shall survive the recording of this Warranty Deed.