



Document 2012 195

Book 2012 Page 195 Type 03 001 Pages 2
Date 1/23/2012 Time 2:44 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$165.60
Rev Stamp# 17 DOV# 18

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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

104,000.00

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Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273-0230
Preparer: James D. Beatty, 2700 Westown Pkwy., #310, West Des Moines, IA 50266, (515) 225-1100
Taxpayer: Roger J. and Shawna L. Huston, 411 N. Brookside Dr., Oxford, PA 19363



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
John F. Reilly and Nanette Foster-Reilly, husband and wife

do hereby

Convey to Roger J. Huston and Shawna L. Huston, husband and wife

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

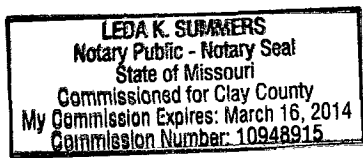
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

John F. Reilly
John F. Reilly (Grantor)

Dated: January 14, 2012
Nanette Foster-Reilly
Nanette Foster-Reilly (Grantor)

STATE OF MISSOURI, COUNTY OF Clay

This instrument was acknowledged before me on January 14, 2012, by John F. Reilly and Nanette Foster-Reilly, husband and wife



Leda K. Summers
Notary Public

Addendum

1. A parcel of land described as commencing at the South Quarter corner of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Thence S. $84^{\circ}06'23''$ W. along the south line of the Southwest Quarter ($1/4$) of said Section Twenty-five (25), 330.88 feet to the point of beginning; thence S. $84^{\circ}06'23''$ W. 692.44 feet to the centerline of a county road; thence N. $0^{\circ}00'00''$ along the centerline of the county road 1,787.18 feet to the South line of the right of way of Iowa Highway No. 92; thence Northeasterly 81.89 feet along a 2835.0 feet radius curve concave southeasterly; thence N. $65^{\circ}06'36''$ E. 1,034.98 feet; thence S. $0^{\circ}06'39''$ E. 827.23 feet; thence S. $83^{\circ}50'34''$ W. 330.88 feet; thence S. $0^{\circ}06'39''$ E. 1,322.43 feet to the point of beginning containing 35.9204 Acres including 3.7130 Acres of county road right of way.

Subject to covenants, conditions, restrictions and easements of record.

