



Document 2012 1377

Book 2012 Page 1377 Type 03 001 Pages 3

Date 5/10/2012 Time 11:18 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$245.60

Rev Stamp# 137 DOV# 144

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



\$154,000

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

David L Wetsch, 974 - 73rd Street, Ste 20, Des Moines, IA 50324, Phone: (515) 223-6000

Taxpayer Information: (Name and complete address)

Dennis F. Crase and Cindy L. Crase, 2156 North River School Road, Winterset, IA
50273

Return Document To: (Name and complete address)

Dennis F. Crase and Cindy L. Crase, 2156 North River School Road, Winterset, IA
50273

Grantors:

John E. Shannon

Grantees:

Dennis F. Crase
Cindy L. Crase

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
John E. Shannon, a single person,

Dennis F. Crase and Cindy L. Crase, husband and wife, do hereby Convey to

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

50% interest in Exhibit "A" attached hereto and incorporated herein;

subject to all easements and restrictions of record.

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: 5-9-12

(Grantor)

John E. Shannon
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Dallas

This instrument was acknowledged before me on 5-9-12, by John E. Shannon, a single person

Diane L. Porter
, Notary Public



EXHIBIT "A"

The Southwest Quarter ($\frac{1}{4}$) of Section One (1) subject to a right of way 15 feet wide off the North side thereof, **EXCEPT** that part of Parcel "H" that lies therein, as shown in Plat of Survey filed in Book 2010, Page 2840 on November 10, 2010 in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "G" located in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section One (1), containing 3.12 acres, as shown in Plat of Survey filed in Book 2009, Page 766 on March 17, 2009 in the Office of the Recorder of Madison County, Iowa; **AND** a tract of land located in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1), more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1) and running thence North 13.45 chains, thence South $19^{\circ}10'$ East, 5 chains, thence South $44^{\circ}32'$ East 5.35 chains, thence South $16^{\circ}49'$ East 5.09 chains to a point 6.86 chains East of the place of beginning, thence West to the place of beginning, containing 4.40 acres more or less; **AND** a tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1), containing 15 acres, and more particularly described as follows: Commencing at a point 56 rods West of the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section One (1) and running thence West 24 rods, thence South 80 rods, thence East 36 rods, thence Northwesterly in a straight line to the place of beginning; **AND** all that part of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section One (1) lying and being West and South of the public highway as now established and traveled through said 40-acre tract, **EXCEPT** the following described tract of land, to-wit: Commencing at a point 24 rods East of the Northwest corner of said 40-acre tract, running thence West 24 rods, thence South 80 rods, thence East 36 rods, thence in a northwesterly direction to the point of beginning; **ALL** in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

