



Document 2013 853

Book 2013 Page 853 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$311.20

Rev Stamp# 75 DOV# 74

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Brandon C. Hart and Jamie L. Hart, 2443 Quail Ridge, St. Charles, IA 50240

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

Taxpayer: Brandon C. Hart and Jamie L. Hart, 2443 Quail Ridge, St. Charles, IA 50240



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$195,000.00 Dollar(s) and other valuable consideration,  
Gilbert H. Dawes and Inez Eland Dawes, Husband and Wife

do hereby

Convey to Brandon C. Hart and Jamie L. Hart

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa:

See Legal Description 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.

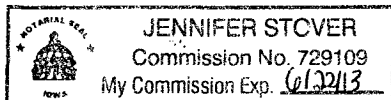
Dated: 12/27/12  
Gilbert H. Dawes  
Gilbert H. Dawes (Grantor)

Inez Eland Dawes  
Inez Eland Dawes (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 12/27/12, by Gilbert H. Dawes  
and Inez Eland Dawes

Jennifer Stover  
Notary Public



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

CT 12 7800 IA

§ 17

Rev 311.20

9446

A parcel of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 1.47 acres, as shown in Plat of Survey filed in Book 1, Page 297 on September 16, 1983, in the Office of the Recorder of Madison County, Iowa; AND Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), containing 14.672 acres, as shown in Plat of Survey filed in Book 2, Page 563 on May 9, 1995, in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), containing 4.214 acres, as shown in Plat of Survey filed in Book 2, Page 323 on July 28, 1992, in the Office of the Recorder of Madison County, Iowa; AND a parcel of land located in the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), described as follows, to-wit: Commencing at the Southwest corner of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fourteen (14), thence North 1,182.35 feet to the centerline of a county road; thence South 3° 59' East 162.60 feet; thence South 17° 13' East 173.40 feet; thence South 40° 46' East 162.85 feet; thence South 55° 28' East 348.45 feet; thence South 33° 48' East 376.20 feet; thence South 7° 00' East 203.66 feet to the South line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4); thence South 88° 26' West 690.35 feet to the point of beginning, containing 8.9256 acres.