



Document 2013 2699

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Date 9/12/2013 Time 2:48 PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

Prepared by: Jerry DuBois, 232 6th St., West Des Moines, IA 50265 515-223-7797  
✓ Return to: William Perkins, Jr., 233 7th St., West Des Moines, IA 50265  
& Address Tax Stmt

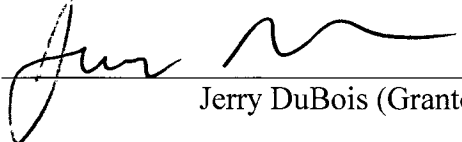
### WARRANTY DEED

For the consideration of 1 Dollars and other valuable consideration, Jerry DuBois does hereby Convey to William Worth Perkins, Jr., the following described real estate in Madison County, Iowa:

6.51A N & E OF CO. ROAD IN N PT OF NE1/4 NE 1/4,  
Locally known as 1994 QUAIL RIDGE AVE, WINTERSET, IOWA,  
See Legal Description Attached.

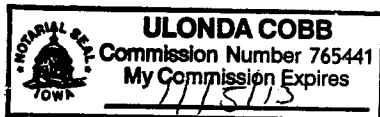
Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that he has good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantor Covenants to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. The undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate. Consideration Less Than \$500.00

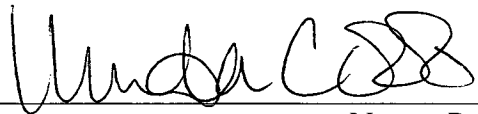
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 9-12-13 \_\_\_\_\_  
  
Jerry DuBois (Grantor)

STATE OF IOWA, COUNTY OF

This instrument was acknowledged before me on 9/12/13, by



  
\_\_\_\_\_  
, Notary Public

Locally known as: 1994 Quail Ridge, Winterset, Iowa

Legally described as: A parcel of land described as commencing at the Northeast Corner of the Northeast Quarter (1/4) Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which is also the point of beginning; thence South 0°00' 768.2 feet along the East line of said Section Twenty-six (26); thence North 22°06' West 59.4 feet along the centerline of a County Road; thence North 32°14' West 203.7 feet; thence North 41°42' West 236.9 feet; thence North 57°22' West 322.0 feet; thence North 74°42' West 469.3 feet; thence North 62°48' West 106.8 feet to the North line of said Section Twenty-six (26); thence North 89°05' East 1107.6 feet to the point of beginning. Said parcel contains 6.5083 Acres including 1.0129 Acres of County Road Right-of-Way and is situated within the Northeast Quarter (1/4) Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27). The East line of the Northeast Quarter (1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-seven (27) is assumed to bear due North and South, now included in and forming a part of the City of Winterset, Madison County, Iowa