



Document 2013 3421

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Loretta L. Harvey

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

Return To: Loretta L. Harvey, 109 W. Montgomery Street, P.O. Box 85, Creston, IA 50801, (641) 782-7051

Preparer: Loretta L. Harvey, 109 W. Montgomery Street, P.O. Box 85, Creston, IA 50801, (641) 782-7051

Taxpayer: Galen M. Trucks and Trudy A. Trucks, 2823 Oakcrest Avenue, Peru, IA 50222

\$8000.00



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Ralph Eugene Sheets, Jr. and Debra A. Sheets, husband and wife,

do hereby

Convey to Galen M. Trucks and Trudy A. Trucks, 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 I in Addendum

This deed is given in fulfillment and satisfaction of a real estate contract dated 9/15/2000, recorded 9/19/2000 in Book 143, Page 98 of the Madison County Recorder's records.

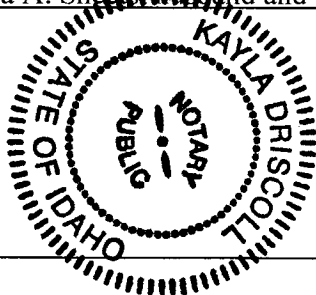
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

Ralph E. Sheets Jr.  
Ralph Eugene Sheets, Jr. (Grantor)

Dated: October 17, 2013  
Debra A. Sheets  
Debra A. Sheets (Grantor)

STATE OF Idaho, COUNTY OF Ada

This instrument was acknowledged before me on 10/17/13, by Ralph Eugene Sheets, Jr. and Debra A. Sheets, husband and wife,



Kayla Driscoll  
Notary Public

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

## Addendum

1. Parcel A located in the Southwest Quarter of Section One (1) and in the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section Twelve (12) Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., in Madison County, Iowa, containing 16.646 acres, as shown in Plat of Survey filed in Book 2, Page 434 on December 29, 1993, in the Office of the Recorder of Madison County, Iowa, and easement described as follows: An ingress-egress easement 20-feet wide in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section One (1) Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, being 10-feet on both sides of the following described centerline: Commencing at the SE corner of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 89°45'16" East 20.05 feet to the Point of Beginning of the centerline of a 20-foot wide Ingress-Egress Easement; thence North 10°10'04" East 54.97 feet; thence North 14°07'34" West 43.80 feet; thence North 64°33'40" West 53.05 feet; thence South 89°12'07" West 84.64 feet; thence South 12°58'28" West 103.21 feet; thence South 80°52'53" West 93.75 feet; thence North 01°26'45" West 265.53 feet; thence North 82°44'55" East 303.51 feet; thence North 40°13'07" East 179.21 feet; thence North 59°47'55" East 83.84 feet to the terminus of said Easement centerline. EXCEPT Parcel "C" located in all that part of Parcel A in the Southwest Quarter (SW $\frac{1}{4}$ ) of Section One (1), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.15 acres, as shown in Plat of Survey filed in Book 3, Page 620 on August 21, 2000, in the Office of the Recorder of Madison County, Iowa.