



Document 2014 456

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Date 2/28/2014 Time 10:17 AM

Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

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

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

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

Taxpayer: Jeff Weller and Vicki A. Chandler-Weller, 3171 - 278th Lane, St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,
Jeff Weller and Vicki A. Chandler-Weller, Husband and Wife,

do hereby

Convey to Jeff Weller and Vicki A. Chandler-Weller as Joint

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

See Attached Legal

This deed is exempt according to Iowa Code 428A.2(21).

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: 2-27-14

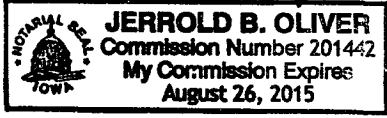
Jeff Weller
Jeff Weller (Grantor)

Vicki A. Chandler-Weller
Vicki A. Chandler-Weller (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 27 day of Feb, 2014, by
Jeff Weller and Vicki A. Chandler-Weller

Jerrold B. Oliver
Signature of Notary Public



A tract of land located in the North Half (½) of the Southeast Quarter (¼) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the Center of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the North line of the Southeast Quarter (¼) of said Section Thirty-four (34), North 85°26'40" East 2,216.40 feet; thence South 00°32'30" East 431.65 feet; thence North 86°37'50" West 302.54 feet; thence South 06°47'16" West 270.35 feet; thence North 86°37'50" West 710.48 feet; thence North 07°21'30" East 118.37 feet; thence North 85°47'52" West 111.36 feet; thence North 00°28'00" East 322.73 feet; thence South 89°07'28" West 437.69 feet; thence South 01°14'52" West 357.09 feet; thence South 81°09'17" West 168.47 feet; thence South 03°54'57" East 249.93 feet; thence South 89°54'23" West 482.16 feet to the West line of said Southeast Quarter (¼); thence North 00°00'00" 655.97 feet to the Point of Beginning. Said tract of land contains 23.852 acres,

and an ingress-egress easement described as follows: A 30-foot wide ingress-egress easement, being 15 feet wide on both sides of the following-described centerline: Commencing at the Center of Section 34, Township 75 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence, along the North line of the Southeast Quarter (SE¼) of said Section 34, North 85°26'40" East 1,208.02 feet; thence South 00°00'00" 562.46 feet to a point on the South boundary of the above-described tract of land and being the point of beginning.