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THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

Jerrold B. Oliver ISBA # 04132

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

ISBA  
Preparer  
Information

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

Individual's Name Street Address City Phone



Address Tax Statement : Mark L. Lillie and Barbara C. Lillie  
2364 Adair-Madison Ave., Winterset, IA 50273

SPACE ABOVE THIS LINE  
FOR RECORDER

### WARRANTY DEED - JOINT TENANCY

For the consideration of One  
Dollar(s) and other valuable consideration,  
Janet Wagner and George Wagner, Wife and Husband

do hereby Convey to  
Mark L. Lillie and Barbara C. Lillie

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

Description attached hereto and marked Exhibit "A".

This deed is given for the purpose of making distribution in the above estate. Therefore no Declaration of Value or Ground Water is required.

This deed is subject to a Real Estate Contract recorded in Book 142, Page 51 in the Recorder's Office of Madison County, Iowa and in Book 420, Page 28 in the Recorder's Office of Adair County, Iowa. All right, title and interest of the Estate of Helen E. Lillie in and to said contract is hereby assigned to the above named Grantees.

*See concurrent Deed recorded in Book 2014 Page 688 in the Recorder's Office of Madison County, Iowa, for payment of transfer tax.*

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.

STATE OF IOWA, Dated: 2-18-05

\_\_\_\_\_, ss: \_\_\_\_\_  
COUNTY,

On this 18 day of FEBRUARY,  
2005, before me, the undersigned, a Notary Public in and for said State, personally appeared  
Janet Wagner and George Wagner

X Janet Wagner (Grantor)  
X George Wagner (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

X Barry Lancaster (Grantor)  
**BARRY K LANCASTER**  
Notarial Seal - Iowa  
Commission # 194619  
My Commission Expires 2-2-07  
Notary Public (Grantor)

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

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EXHIBIT "A"

Adair County Description:

The North Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) and the North Half ( $\frac{1}{2}$ ) of the South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-five (75) North, Range Thirty (30) West of the 5th P.M., Iowa, EXCEPT,

Parcel "A", located in the Northeast Quarter of the Southeast Quarter of Section 12, Township 75 North, Range 30 West of the 5th P.M., Adair County, Iowa, more particularly described as follows: Commencing at the East Quarter corner of Section 12, Township 75 North, Range 30 West of the 5th P.M., Adair County, Iowa; thence South  $0^{\circ}00'00''$  West along the East line of the Southeast Quarter of said Section 12, 1010.68 feet; thence South  $90^{\circ}00'00''$  West, 51.71 feet to the point of beginning; thence North  $72^{\circ}04'23''$  West, 349.61 feet to a point on the centerline of an unpaved county road; thence South  $1^{\circ}19'14''$  West along said road centerline, 405.72 feet; thence North  $82^{\circ}53'55''$  East, 331.03 feet; thence North  $3^{\circ}00'25''$  East, 257.43 feet to the point of beginning. Said parcel contains 2.523 acres, including 0.311 acres of county road right-of-way

Madison County Description:

The West Fractional Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) and the West Half ( $\frac{1}{2}$ ) of the East Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa

