



Document 2014 3132

Book 2014 Page 3132 Type 03 001 Pages 2  
Date 12/15/2014 Time 8:16 AM  
Rec Amt \$12.00 Aud Amt \$5.00

INDEX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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: John R. Armstrong, 2616 105th Street, Van Meter, IA 50261  
Preparer: Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: John R. Armstrong and Linda A. Armstrong, 2616 105th Street, Van Meter, IA 50261



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$1 Dollar(s) and other valuable consideration,  
John R. Armstrong and Linda A. Armstrong, Husband and Wife

do hereby

Convey to John R. Armstrong and Linda A. Armstrong,

as Joint

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

See Exhibit "A" attached.

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: December 3, 2014

John R. Armstrong (Grantor)

Linda A. Armstrong (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 3rd day of December, 2014, by  
John R. Armstrong and Linda A. Armstrong

Kim Leonard  
Signature of Notary Public



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

Exhibit "A"

The North 280.0 feet of the West 938.6 feet of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and an easement for a septic tank drain field described as follows: Commencing at a point 280.0 feet South and 625.9 feet East of the Northwest Corner of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., thence South 23° 40' East 60.0 feet; thence North 90° 00' East 40.0 feet; thence North 23° 40' West 60.0 feet; thence North 90° 00' West 40.0 feet to the point of beginning.