



Document 2015 905

Book 2015 Page 905 Type 03 001 Pages 2
Date 4/10/2015 Time 8:07 AM
Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©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: Craig W. Havener, 2051 145th Lane, Earlham, IA 50072

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Craig W. Havener and Peggy J. Havener, 2051 145th Lane, Earlham, IA 50072



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1 Dollar(s) and other valuable consideration,
Craig W. Havener and Peggy J. Havener, Husband and Wife

do hereby

Convey to Craig W. Havener and Peggy J. Havener,

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. This Deed is given for the purpose of setting forth the correct name of Craig W. Havener, which was incorrectly listed as Craig D. Havener, in the Warranty Deed recorded in Book 2010, Page 1656 of the Recorder's Office of Madison County, Iowa.

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: April 9, 2015

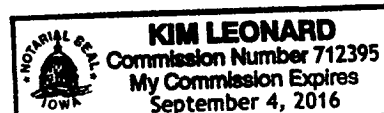
Craig W. Havener
Craig W. Havener (Grantor)

Peggy J. Havener
Peggy J. Havener (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 9th day of April, 2015, by
Craig W. Havener and Peggy J. Havener

Kim Leonard
Signature of Notary Public



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

PARCEL "B" being a tract of land located in part of the West 1/2 of the Northeast 1/4 (W 1/2 NE 1/4) of Section 26, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows:

Commencing at a found square head bolt at the Southwest corner of the Northeast 1/4 of said Section 26; thence N 00°30'19" E, along the West line thereof, a distance of 844.57' to an iron pin at the Point of Beginning; thence N 00°30'19" E, along said West line, a distance of 991.70' to an iron pin; thence S 60°12'49" E a distance of 716.74' to an iron pin; thence S 38°01'01" W a distance of 830.53' to an iron pin; thence N 81°05'00" W a distance of 120.73' to the point of beginning. Containing 8.13 acres and being subject to a 30' wide private drive and utility easement and a 30' wide private waterline easement over and across a part of the Southwest 1/4 Northeast 1/4 and being more particularly described as follows:

PRIVATE DRIVE AND UTILITY EASEMENT

Commencing at a found square head bolt at the Southwest corner of the Northeast 1/4 of said Section 26; thence S 89°55'15" E a distance of 404.42 to the Point of Beginning; thence N 00°04'45" E a distance of 42.10'; thence N 07°38'49" W a distance of 100.91'; thence N 57°01'17" W a distance of 55.28'; thence S 81°53'18" W a distance of 109.02'; thence S 88°33'54" W a distance of 112.60'; thence N 56°54'43" W a distance of 80.16'; thence N 14°28'04" W a distance of 88.03'; thence N 00°38'28" E a distance of 570' to a point of terminus.

PRIVATE WATER LINE EASEMENT

Commencing at a found square head bolt at the Southwest corner of the Northeast 1/4 of said Section 26; thence S 89°55'15" E a distance of 30.30 to the Point of Beginning; thence N 00°04'45" E a distance of 52.37'; thence N 04°12'26" E a distance of 200' to a point of terminus.