



Document 2015 1019

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Date 4/22/2015 Time 1:56 PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$127.20

Rev Stamp# 103 DOV# 115

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$80,000.00

Prepared by a Return to: David L. Wiederstein, 520 Chestnut St Atlantic, IA 50022 (719) 243-5406
Tax Statement Information: Gary Vais and Julie Vais, 3324 Quail Avenue, Exira, IA 50076

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, **Jeffrey Holtmyer and Tamera Holtmyer, husband and wife**, do hereby Convey to **Gary Vais and Julie Vais, as joint tenants with full rights of survivorship and not as tenants in common**, the following described real estate in Madison County, Iowa:

The Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa; AND a tract of land located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Seventeen (17), Township Seventy-four (74) ^{North} Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the Southeast corner of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Seventeen (17), running due West 25 rods across Grand River, thence in a Northwesterly direction on the bank of the river 32 Rods, thence due North (crossing the river) 9 Rods to the North line of the South Half (½) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Seventeen (17), thence East to the section line, thence South 40 Rods to the place of beginning; AND all that part of the North Half (½) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Seventeen (17), lying East of the main channel of Grand River as the same now runs through said 40-acre



tract, EXCEPT the following described tract: Beginning at the Northeast corner of the Southeast Quarter (¼) of said Section Seventeen (17), thence South 70.0 feet, thence West 751.6 feet to the centerline of the Main channel of Grand River, thence North 70.0 feet, thence East 751.6 feet to the point of beginning and containing 1.21 acres, more or less.

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 20, 2015

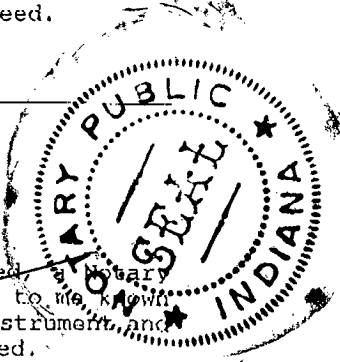
[Signature]
Jeffrey Holtmyer (Grantor)

[Signature]
Tamera Holtmyer (Grantor)

STATE OF Indiana, Delaware COUNTY, ss:

On this 20th day of April, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Tamera Holtmyer, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

[Signature]
Notary Public
Exp 2/21/18



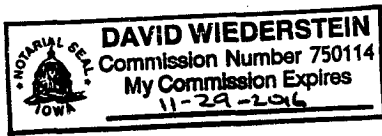
~~STATE OF IN, Delaware COUNTY, ss:~~

~~On this 20th day of April, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey Holtmyer, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.~~

~~[Signature]
Notary Public
Exp 2/21/18~~

STATE OF IOWA, CASS COUNTY, ss:

On this 21st day of April, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Jeffrey Holtmyer, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.





Notary Public