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Rev Transfer Tax \$200.80

Rev Stamp# 324 DOV# 338

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Grant A. and Shelby R. Rutz
1717 - 105th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Niol E. Thomas
Carolyn E. Huglin

Grantees:

Grant A. Rutz
Shelby R. Rutz

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$125,680.00----- Dollar(s) and other valuable consideration,
NIOL E. THOMAS, a single person; CAROLYN HUGLIN, a single person,

do hereby Convey to
GRANT A. RUTZ and SHELBY R. RUTZ, husband and wife,

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

Real estate described on Exhibit "A" attached hereto and by this reference incorporated herein.

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: 8-31-, 2015

Niol E. Thomas
Niol E. Thomas (Grantor)

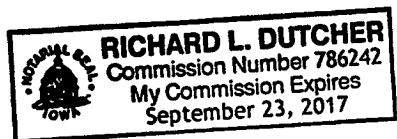
Carolyn E. Huglin
Carolyn E. Huglin (Grantor)

(Grantor)

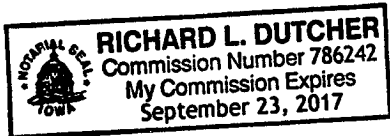
(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on August 31, 2015, by Niol E. Thomas

Richard Dutcher
, Notary Public



STATE OF IOWA, COUNTY OF WEBSTER
This instrument was acknowledged before me on August 31, 2015, by Carolyn E. Huglin



Richard Dutcher
, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____

, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____

, Notary Public

Acknowledgments for Corporation or Other Entity

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____
as _____
of _____

, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____
as _____
of _____

, Notary Public

The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the two following described tracts, to-wit:

1. That part of Parcel "E" that lies therein, containing 16.83 acres as shown in Plat of Survey filed in Book 2006, Page 3976 on September 28, 2006, in the Office of the Recorder of Madison County, Iowa.

2. A tract of land located therein, containing 12.115 acres, and more particularly described as follows, to-wit: Beginning at the West Quarter Corner of said Section Five (5), thence along the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), North 00°33'52" West 373.35 feet; thence North 90°00'00" East 810.42 feet; thence North 00°00'00" 65.82 feet; thence North 90°00'00" East 514.71 feet to the East line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence along said East line, thence South 00°06'11" West, 439.15 feet to Southeast Quarter (1/4) of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence South 90°00'00" West 1320.65 feet to the point of beginning.

AND

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Five (5), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 12.115 acres, and more particularly described as follows, to-wit: Beginning at the West Quarter Corner of said Section Five (5), thence along the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4), North 00°33'52" West 373.35 feet; thence North 90°00'00" East 810.42 feet; thence North 00°00'00" 65.82 feet; thence North 90°00'00" East 514.71 feet to the East line of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence along said East line, thence South 00°06'11" West, 439.15 feet to Southeast Quarter (1/4) of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence South 90°00'00" West 1320.65 feet to the point of beginning, EXCEPT the three following described tracts, to-wit:

1. Parcel "B" located therein, containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 544 on January 26, 1995, in the Office of the Recorder of Madison County, Iowa.

2. Parcel "D" located therein, containing 6.076 acres, as shown in Plat of Survey filed in Book 2, Page 633 on November 29, 1995, in the Office of the Recorder of Madison County, Iowa.

3. A tract of land located therein, containing 0.462 acres, more or less, and more particularly described as follows, to-wit: Commencing at the West Quarter Corner of Section 5, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence along the South line of the Northwest Quarter (1/4) of said Section on an assumed bearing of North 90°00'00" East a distance of 708.05 feet to the point of beginning; thence continuing along said South line, North 90°00'00" East 123.72 feet; thence North 00°53'43" West 163.84 feet; thence South 89°52'43" West 122.01 feet; thence South 00°17'21" East 163.56 feet to the point of beginning;

Said land includes a part of Parcel "C", as shown in Plat of Survey filed in Book 2, Page 543 on January 26, 1995, in the Office of the Recorder of Madison County, Iowa,