


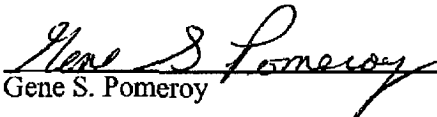
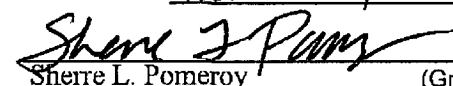
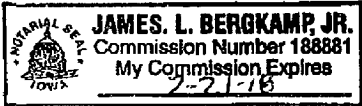



Document 2015 3443

BK: 2015 PG: 3443 Type 03 001 Pages 2  
Recorded: 11/19/2015 at 8:31:52.0 AM  
Fee Amount: \$22.00  
Revenue Tax: \$641.60  
LISA SMITH RECORDER  
Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHECK

Rev Stamp# 433 DOV# 450

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Scott A. Hall	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Jeffrey J. Warren, 2045 Wildrose Avenue, Prole, IA 50229</u> Preparer: <u>Scott A. Hall, 303 Locust St., Ste 400, Des Moines, IA 50309, (515) 282-6803</u> Taxpayer: <u>Jeffrey J. Warren, 2045 Wildrose Avenue, Prole, IA 50229</u>		
 <p style="font-size: 24pt; font-weight: bold; margin-left: 100px;">\$401,500</p> <h2 style="margin: 0;">WARRANTY DEED - JOINT TENANCY</h2>		
For the consideration of <u>ten</u> Dollar(s) and other valuable consideration, <u>Gene S. Pomeroy and Sherre L. Pomeroy, husband and wife,</u>		
do hereby		
Convey to <u>Jeffrey Jon Warren and Doreena Lee Warren, husband and wife,</u>		
as Joint		
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in <u>Madison</u> County, Iowa:		
See 1 in Addendum		
<p>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.</p>		
 Gene S. Pomeroy (Grantor)		Dated: <u>November 18, 2015</u>  Sherre L. Pomeroy (Grantor)
STATE OF <u>IOWA</u> , COUNTY OF <u>DALLAS</u>		
This record was acknowledged before me this <u>18<sup>th</sup></u> day of <u>November</u> , 2015, by <u>Gene S. Pomeroy and Sherre L. Pomeroy</u>		
		 Signature of Notary Public
(This form of acknowledgment for individual grantor(s) only)		

## Addendum

1. The North Half ( $\frac{1}{2}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) and the South 25 feet of the Northwest Quarter ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-four (24), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, including Parcel "A" located therein, as shown in Plat of Survey filed in Book 3, Page 640 on October 25, 2000, in the Office of the Recorder of Madison County, Iowa, AND

The South Half ( $\frac{1}{2}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirteen (13), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "H", located therein, containing 15.000 acres, as shown in Plat of Survey filed in Book 2013, Page 2889 on September 27, 2013, in the Office of the Recorder of Madison County, Iowa, And

A non-exclusive easement over the S. 30 feet of all that part of the NE $\frac{1}{4}$  SE  $\frac{1}{4}$  Sec. 14-75-28 which lies E. of the E. line of public highway running N. and S. through said 40 acre tract, AND

Commencing at the SW. corner of the N $\frac{1}{2}$  SW  $\frac{1}{4}$  Sec. 13-75-2, running thence N. 30 feet, thence in a Southeasterly direction to a point 30 feet, thence in a Southeasterly direction to a point 30 feet E. of the place of beginning, thence W. to place of beginning; which easement was originally conveyed by warranty deed from A.D. Little and Mary P. Little, husband and wife, to John Horras, dated June 30, 1950, and filed August 3, 1950, in Deed Record 85, Page 213, of the Madison County Recorder's Office  
Subject to easements and restrictions of record