



Document 2015 3633

Book 2015 Page 3633 Type 03 001 Pages 3
Date 12/08/2015 Time 11:26:16AM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$117.60
Rev Stamp# 454 DOV# 474

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Space above for recording data

Prepared By: James G. Rowe, Attorney at Law, 300 West Marion, P.O. Box 256, Corydon, IA 50060 // (641) 872-1363
Send Tax Stmt. To: Cory K. Hall & Deborah S. Hall - 108 Michael Drive, Norwalk, IA 50211
Return Document To: Cory K. Hall & Deborah S. Hall - 108 Michael Drive, Norwalk, IA 50211

\$74,000

WARRANTY DEED

P153804

KNOW ALL PERSONS THAT BY THIS INSTRUMENT:

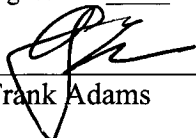
Frank Adams, a single person, and Linda Marshall, f/k/a Linda Adams, a single person, for valuable consideration CONVEY(S) to: Cory K. Hall and Deborah S. Hall, husband and wife, as JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON, the following described real estate in Madison County, Iowa:

See Exhibit "A" attached.

AND the Grantor(s) do HEREBY COVENANT with the Grantee(s), and successors in interest, that Grantor(s) hold this real estate by TITLE IN FEE SIMPLE; that they have good and lawful AUTHORITY TO SELL AND CONVEY the same; that this real estate is FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES WHATSOEVER, except as may be stated above; and Grantor(s) covenant to WARRANT AND DEFEND the real estate against the lawful claims of all persons whomsoever except as may be stated above. If a spouse who is not a titleholder executes this deed, that spouse does not join in the warranties stated above, but executes solely for purposes of releasing rights of dower, homestead and distributive share.

Each of the undersigned releases all rights of dower, homestead and distributive share in and to the real estate described above. Words and phrases herein, including the acknowledgment, shall be construed as in the singular or plural number and as masculine, feminine or neuter gender, according to the context.

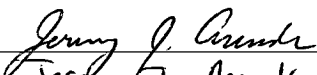
Signed this 3 day of DECEMBER, 2015.



Frank Adams

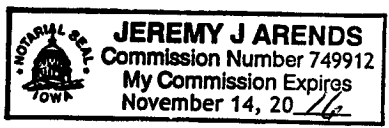
STATE OF IOWA, COUNTY OF Story)

This record was acknowledged before me on 3rd December, 2015 by Frank Adams.

Sign name here 
Print name here Jeremy J. Arends

Notary Public in and for said State and County Iowa, Story
My Commission Expires: November 14th, 2016

[notary stamp]



Signed this 2nd day of December, 2015.

Linda Marshall
Linda Marshall

STATE OF IOWA, COUNTY OF Story

This record was acknowledged before me on December 2nd, 2015 by Linda Marshall.

Sign name here
Print name here

Robin Clabaugh
ROBIN CLABAUGH

Notary Public in and for said State and County
My Commission Expires: 6/5/2018

[notary stamp]

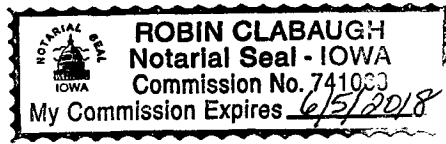


EXHIBIT A

Parcel "C" in the North Fractional Half (1/2) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County; thence South 89°38'09" East 890.00 feet to the Northwest Corner of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty (30); thence South 89°36'25" East 1275.26 feet to the North Quarter Corner of said Section Thirty (30); thence South 00°35'24" East 1317.28 feet to the Southeast Corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty (30); thence North 89°47'04" West 300.64 feet along the South line of said Northeast Quarter (1/4) of the Northwest Quarter (1/4); thence North 02°12'47" West 499.42 feet; thence North 45°16'05" West 137.59 feet; thence North 32°00'41" West 361.76 feet; thence North 71°59'28" West 276.12 feet; thence North 55°10'58" West 252.28 feet; thence North 53°54'29" West 259.35 feet; thence North 89°38'09" West 890.32 feet to a point on the West line of the Northwest Fractional Quarter (1/4) of said section Thirty (30); thence North 00°12'19" East 40.00 feet to the Point of Beginning, containing 18.49 acres including 0.05 acres of County road right-of-way.