



Document 2016 763

Book 2016 Page 763 Type 03 001 Pages 3
Date 3/31/2016 Time 10:14:39AM
Rec Amt \$17.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

©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: Ivyl Ransom and Katherine Ransom, 3214 Valleyview Avenue, Truro, IA 50257

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

Taxpayer: Ivyl Ransom and Katherine Ransom, 3214 Valleyview Avenue, Truro, IA 50257



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1 Dollar(s) and other valuable consideration,
Marvin G. Phillips and Mary E. Phillips, Husband and Wife

do hereby

Convey to Ivyl Ransom and Katherine Ransom

as Joint

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

See description attached.

This Deed is given to correct the legal description contained in the Warranty Deed dated May 27, 2015, and recorded June 1, 2015, in Book 2015, Page 1502 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: March 28, 2016

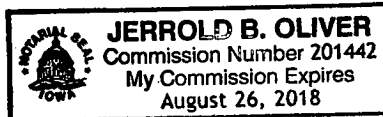
Marvin G. Phillips
Marvin G. Phillips (Grantor)

Mary E. Phillips
Mary E. Phillips (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 28 day of March, 2016, by
Marvin G. Phillips and Mary E. Phillips

Jerrold B. Oliver
Signature of Notary Public



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

EXHIBIT "A"

The North Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); except that part platted and dedicated to the Town of Truro (Ego); except a tract of land commencing 30 feet West of the Northwest corner of Block 1 of Hull's Addition to the Town of Truro, which point is 42 rods and 7 feet south and 27 rods and $13\frac{1}{2}$ feet West of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), and running thence West parallel with the South line of said Section, 132 feet, thence South 160 feet, thence East parallel with said South line of said Section, 132 feet, thence North 160 feet to the point of beginning; and except the North 180 feet of the South 190 feet of the East 167 feet thereof; and the Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), except a tract commencing at the Northeast corner thereof and running thence West 500 feet, thence Southeast to the East line of the said 40-acre tract, thence North 357.8 feet to the place of beginning; and the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$); and the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$), except the North 17 rods of the South $35\frac{1}{2}$ rods of the East $7\frac{1}{2}$ rods thereof, in Section Sixteen (16), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND**

The West 480 Feet in width of the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; **AND**

All that part of the South 322 Feet of the East 819 feet of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) and of the West 40 feet of the Southeast Quarter ($\frac{1}{4}$) of said Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16) lying South and West of the Public Highway and containing 2.63 acres more or less, in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

EXCEPT that part of the West 480 feet of the South One-half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Truro, Iowa, described as follows: Commencing at the Northwest Corner of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence on an assumed bearing of North $86^{\circ}22'35''$ East along the North line of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) a distance of 194.48 feet to the point of beginning; thence North $86^{\circ}22'35''$ East along said North line 286.41 feet to the East line of the West 480.00 feet of said Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); thence South $00^{\circ}07'24''$ East along said East line 211.33 feet to the Northerly line of Madison County Highway G 68; thence Northwesterly 345.74 feet along said Northerly line and a nontangential curve, concave Northeasterly, said curve has a radius of 2242.00 feet, a central angle of $08^{\circ}50'08''$, a chord 345.40 feet in length bearing North $55^{\circ}59'02''$ West to the point of beginning,

AND EXCEPT Parcel "A", located in the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence North $0^{\circ}00'12''$ West, 22.00 feet along the East line of the Northeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence South $85^{\circ}53'12''$ West, 189.70 feet; thence South $0^{\circ}00'12''$ West, 172.23 feet; thence North $88^{\circ}28'40''$ East, 189.28 feet to the point on the East line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16); thence North $0^{\circ}00'11''$ East, 158.81 feet along the East line of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Sixteen (16) to the Point of Beginning. Said parcel contains 0.767 acres, including 0.136 acres of County Road right-of-way.

AND EXCEPT: Parcel "A" located in the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2001, Page 4416 of the Recorder's Office of Madison County, Iowa.

AND EXCEPT: Parcel "J" of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2010, Page 666 of the Recorder's Office of Madison County, Iowa.