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Rec Amt \$12.00 Aud Amt \$25.00

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ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



### WARRANTY DEED - JOINT TENANCY

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

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

Taxpayer: Edward R. Callison and Joanne M. Callison, 2906 Clark Tower Road, Winterset, IA 50273

For the consideration of \$1 Dollar(s) and other valuable consideration, Edward R. Callison and Joanne M. Callison, Husband and Wife

Edward R. Callison and Joanne M. Callison, do hereby Convey to

Edward R. Callison and Joanne M. Callison, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See 1 in Addendum

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.

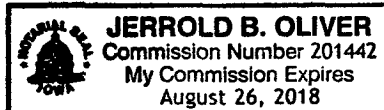
Dated on May 24, 2016

Edward R. Callison  
Edward R. Callison (Grantor)

Joanne M. Callison  
Joanne M. Callison (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 24, 2016, by Edward R. Callison and Joanne M. Callison



Jerrold B. Oliver  
Signature of Notary Public

## Addendum

1. The East Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, except a tract commencing at the Southeast corner of said Section Thirty-five (35), running thence North  $90^{\circ}00'00''$  West 465 feet, thence North  $00^{\circ}17'46''$  West 373.31 feet, thence North  $89^{\circ}22'52''$  East 465 feet, thence South  $00^{\circ}17'50''$  East 378.34 feet to the place of beginning,

AND

The West 60 Acres of the Southeast Quarter ( $\frac{1}{4}$ ) except that part thereof used for highway purposes of Section Twenty-six (26) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

AND

All that part of the North Half ( $N\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying east of the existing road right-of-way,

AND

The Northeast Quarter ( $NE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) and the West Fractional Half ( $W Fr. \frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Seven (7), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., and the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Twelve (12) except that part thereof lying South and West of the public highway as relocated in the year 1926 from U.S. Highway #169 South and Southeasterly through said 40-acre tract, and all that part of the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of said Section Twelve (12) lying and being North and East of the public highway as relocated in the year 1926 from U.S. Highway #169 South and Southeasterly through said last described 40-acre tract and as now used and traveled, in Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

AND

A tract commencing at the Northwest Corner of the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Fractional Quarter ( $NW Fr. \frac{1}{4}$ ) of Section Seven (7) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., running thence South 666 feet to the North bank of Clanton Creek, thence in a Northeasterly direction along the North bank of said Clanton Creek to the Northeast corner of said Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Fractional Quarter ( $NW Fr. \frac{1}{4}$ ), thence West to the place of beginning,

AND

The Southwest Half ( $SW\frac{1}{2}$ ) of one acre in a square form in the Southwest corner of the Southwest Quarter ( $SW\frac{1}{4}$ ) of the Southwest Fractional Quarter ( $SW Fr. \frac{1}{4}$ ) of Section Six (6) in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M.

This deed is exempt according to Iowa Code 428A.2(21).