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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



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.

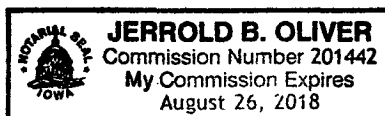
Dated on May 24, 2016

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. An undivided one-half interest in and to:

The West 40 acres of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-five (25) and the West Half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section Thirty-six (36),

AND

The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-five (35), all in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT 5.6 Acres deeded to the State of Iowa as shown in Warranty Deed Recorded July 23, 1974, in Book 104, Page 118 of the Recorder's Office of Madison County, Iowa,

AND

The East 100 acres of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT for the following described real estate:

Parcel "A" located in the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Beginning at the Southeast corner of Section 26, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa; thence, along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26, South 90°00'00" West 408.56 feet; thence North 00°32'36" West 552.97 feet; thence North 89°33'32" East 407.70 feet to the East line of said Southeast Quarter (SE $\frac{1}{4}$); thence along said East line South 00°37'46" East 556.12 feet to the Point of Beginning. Said Parcel "A" contains 5.196 acres, including 0.309 acres of county road right-of-way.

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