

Document 2016 1760

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 Recorder's Cover Sheet PTSB24168

\$15,000

Preparer Information: (Name, address and phone number)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

John R. McCuddin and Tina J. McCuddin, 302 Taylor Street, New Virginia, IA 50210

Return Document To: (Name and complete address)

James Larson, 223 E. Court Avenue, P.O. Box 67, Winterset, 1A 50273-0067

Grantors:

William L. Brown

Grantees:

John R. McCuddin Tina L. McCuddin

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A

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WARRANTY DEED JOINT TENANCY

For the consideration of \$15,000.00	Dollar(s) and other valuable
consideration, William L. Brown, a Single Person	
	do hereby Convey to
John R. McCuddin and Tina L. McCuddin,	
	as Joint Tenants nants in Common, the following described real estate in Description see Exhibit "A" attached hereto and by this
real estate by title in fee simple; that they have estate; that the real estate is free and clear of all and grantors Covenant to Warrant and Defend except as may be above stated. Each of the homestead and distributive share in and to t	ntees, and successors in interest, that grantors hold the e good and lawful authority to sell and convey the real liens and encumbrances except as may be above stated; the real estate against the lawful claims of all persons undersigned hereby relinquishes all rights of dower, he real estate. Words and phrases herein, including in the singular or plural number, and as masculine or
William L. Brown (Grantor)	(Grantor)
(Grantor)	(Grantor)
STATE OF FLORIDA , COUN This record was acknowledged before in KANI LIAMS JUNE Notary Public - State of F My Comm. Expires Jul 28 Commission # FF 035:	lorida Signature of Notary Public

EXHIBIT "A"

That part of the following described parcel that lies within the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa: Beginning at the South quarter (1/4) corner of said Section Fifteen (15), thence South 89°47'58" West 214.58 feet along the South line of the Southwest Quarter (1/4) of said Section Fifteen (15) thence North 3°52'46" East 927.78 feet, thence South 88°11'15" East 211.46 feet, to the East line of the Southwest Quarter (1/4) of said Section Fifteen (15), thence continuing South 88°11'15" East 176.15 feet to the East line of the West 5 acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), thence South 3°08'20" West 914.15 feet along the east line of the West five (5) acres of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Fifteen (15), thence North 89°57'33" West 185.50 feet along the South line of the Southeast Quarter (1/4) of _ said Section Fifteen (15) to the Point of Beginning; EXCEPT that part thereof conveyed for highway purposes as shown in Warranty Deed filed in Deed Record 91, Page 581 on July 11, 1962 in the Office of the Recorder of Madison County, Iowa; AND EXCEPT that part conveyed for highway purposes as shown in Warranty Deed filed in Deed Record 91, Page 350, on June 13, 1991 in the Office of the Recorder of Madison County, Iowa; AND an easement located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fifteen (15), located along and 15 feet each side of a line described from a Point of Beginning as follows: Commencing at the South Quarter (1/4) corner of said Section Fifteen (15), thence South 89°47'58" West 214.53 feet along the South line of the Southwest Quarter (1/4) of said Section Fifteen (15), thence North 3°52'46" East 854.42 feet to the Point of Beginning, thence South 88°56'12" West to the East boundary of First Street in the town of Truro, Madison County, Iowa.

