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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$23.20

Rev Stamp# 228 DOV# 233

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ INDX

ANNO

SCAN

CHEK



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, IA 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

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.

