



Document 2016 2627

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Date 9/08/2016 Time 10:19:27AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX✓

Rev Transfer Tax \$175.20

ANNO

Rev Stamp# 347 DOV# 350

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



### WARRANTY DEED - JOINT TENANCY

Return to: Corey Jon Wade, 1220 Upland Trail, Van Meter, IA 50261

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

Taxpayer: Corey Jon Wade, 1220 Upland Trail, Van Meter, IA 50261

For the consideration of \$110,000.00 Dollar(s) and other valuable consideration, Jeffrey R. Clingan and Vickie G. Clingan, Husband and Wife

Corey Jon Wade and Debra Jeanne Wade, do hereby Convey to

Corey Jon Wade and Debra Jeanne Wade, 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.

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.

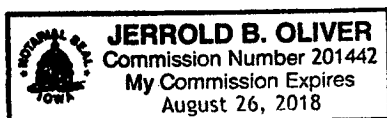
Dated on Sept 7, 2016

Jeffrey R. Clingan  
Jeffrey R. Clingan (Grantor)

Vickie G. Clingan  
Vickie G. Clingan (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Sept 7, 2016, by Jeffrey R. Clingan and Vickie G. Clingan



Jerrold B. Oliver  
Signature of Notary Public

A parcel of land located in the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows:

Commencing at the North Quarter Corner of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence, along the West line of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Sixteen (16), South 00°00'00" 661.93 feet to the Point of Beginning; thence continuing along said West line South 00°00'00" 330.97 feet; thence North 84°12'58" East 1325.01 feet to the East line of said Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ); thence along said East line North 00°03'00" East 330.46 feet; thence South 84°14'21" West 215.17 feet; thence North 09°08'48" West 625.91 feet; thence South 00°00'00" 627.99 feet; thence South 84°14'21" West 1010.08 feet to the Point of Beginning. Said parcel of land contains 10.726 acres, including 0.251 acres of County road right of way.

subject to a perpetual well easement held by William O. Dippold and Beverly I. Dippold, as shown in the Warranty Deed recorded in Book 131, Page 573 of the Recorder's Office of Madison County, Iowa.