



Document 2016 2717

Book 2016 Page 2717 Type 03 001 Pages 2  
 Date 9/19/2016 Time 9:16:26AM  
 Rec Amt \$12.00 Aud Amt \$5.00  
 Rev Transfer Tax \$263.20  
 Rev Stamp# 360 DOV# 360  
 LISA SMITH, COUNTY RECORDER  
 MADISON COUNTY IOWA

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### WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103

Recorder's Cover Sheet

\$ 165,000

**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)

Earle D. Jacobe and Karen M. Kriz, P.O. Box 69, Truro, IA 50257

**Return Document To:** (Name and complete address)

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

**Grantors:**

Roseanna M. McConathy

**Grantees:**

Earle D. Jacobe  
Karen M. Kriz

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

N/A



WARRANTY DEED
JOINT TENANCY

For the consideration of \$165,000.00 Dollar(s) and other valuable consideration, Roseanna M. McConathy, a Single Person,

do hereby Convey to Earle D. Jacobe and Karen M. Kriz,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: A tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 1,930.18 feet West and 44.97 feet South of the East Quarter (1/4) corner of said Section Twelve (12), which point is on the South right-of-way line of Iowa Highway No. 400; thence South 234.30 feet, thence North 87°53' West 758 feet to the West line of the Southeast Quarter (1/4) of said Section Twelve (12), thence North 7°06' East 203.70 feet to Iowa Highway No. 400 right-of-way, thence North 83°16' East 172.63 feet, thence North 89°51' East 82.58 feet, thence South 81°41' East 49.24 feet, thence Easterly 403.23 feet along a 12431.8 feet radius curve concave Southerly with a 403.17 feet chord bearing South 88°49' East, thence South 87°53' East 23.50 feet to the point of beginning, containing 3.8702 acres.

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 September 16, 2016

Roseanna M. McConathy (Grantor)

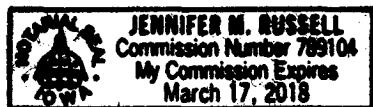
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 16, 2016, by Roseanna M. McConathy



J. M. Russell
Signature of Notary Public