

BK: 2017 PG: 17
Recorded: 1/4/2017 at 8:49:24.0 AM
Fee Amount: \$17.00
Revenue Tax: \$79.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-4775

Mail tax statements and return document to:
Mark D Woiwood and Lisa A Woiwood, 1371 S 45th St, West Des Moines , IA 50265

WARRANTY DEED

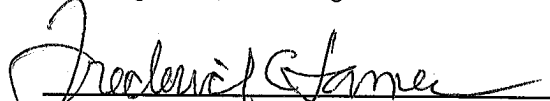
For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Frederick C. James, a/k/a Fritz James, a single person**, does hereby convey unto **Mark D Woiwood and Lisa A Woiwood, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Parcel "D", being the South Half (1/2) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND Parcel "E", being the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), lying East of the center line of the road, containing 4.11 acres and 5.86 acres, respectfully, as shown in Plat of Survey filed in Book 2016, Page 2435 on August 24, 2016 in the Office of the Recorder of Madison County, Iowa; AND a tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Twenty-two (22), more particularly described as follows, to-wit: Commencing at a point on the West line of the Northeast Quarter (1/4) of said Section Twenty-two (22), where the Eastern right-of-way line of the former Chicago & Northwestern Transportation Company (formerly Chicago Great Western Railway Company) Railroad intersects said quarter section line; thence Northeasterly along the Eastern right-of-way line of said former Railroad right-of-way a distance of 645 feet, more or less, to a point 77 feet Northeasterly of the Northern bridge abutment of the railroad bridge spanning Clanton Creek; thence West to the Western boundary of the Northeast Quarter (1/4) of said Section Twenty-two (22); thence South along the quarter section line to the point of commencement

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

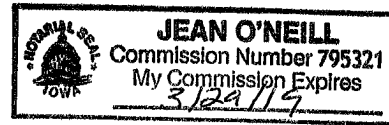
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.


Frederick C. James

STATE OF IOWA)
COUNTY OF POUL)

SS:



This instrument was acknowledged before me on DECEMBER 29 20 14 by Frederick C. James, a/k/a Fritz James, a single person.

JEAN O'NEILL
Notary Public in and for said State