

BK: 2017 PG: 1148
Recorded: 4/12/2017 at 9:36:01.0 AM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

Prepared by and return to:

Thomas J. Houser, Davis Brown Law Firm, 4201 Westown Pkwy, #300, West Des Moines, IA 50266; 515-288-2500

Address tax statement to: Larry E. & Etta J. Perisho, 7245 Fisher Lane, Ankeny, IA 50023

WARRANTY DEED

For valuable consideration, **LARRY E. PERISHO and ETTA J. PERISHO, husband and wife**, do hereby convey all their right, title and interest in the subject real estate to **LARRY E. PERISHO and ETTA J. PERISHO, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common**, in and to the following described real estate in Madison County, Iowa, to-wit:

See attached ADDENDUM

Value less than \$500. Exempt from transfer tax & Declaration of Value. See Iowa Code §428A.2(11).

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 this 12th day of April, 2017.



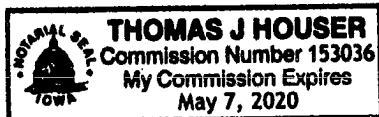
Larry E. Perisho, Grantor




Etta J. Perisho, Grantor

State of Iowa, County of Polk, ss:

This record was acknowledged before me on this 12th day of April, 2017, by **LARRY E. PERISHO and ETTA J. PERISHO, husband and wife.**





Notary Public in and for the State of Iowa

Addendum

1. The Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Southeast Quarter (1/4) of the Northeast Quarter (1/4) and the South Thirty (30) Acres of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) except a tract described as commencing 22 rods and 6 feet South of the Northwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and running thence East 40 feet, thence South 53.53 rods, thence West 40 feet, thence North 53.53 rods to the place of beginning; all in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

AND

Parcel A located in the Northwest Quarter (1/4) of Section Fifteen (15), Township Seventy-Five (75) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, more particularly described as follows: Beginning at the southwest corner of the Northwest Quarter (1/4) of said Section 15; thence on an assumed bearing of North 00 Degrees 06' 19" East along the west line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15 a distance of 1306.79 feet to the northwest corner of said Southwest Quarter (1/4) of the Northwest Quarter (1/4); thence North 00 Degrees 00' 00" East along the west line of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section 15 a distance of 214.50 feet; thence North 85 Degrees 58' 09" East 76.22 feet to the centerline of a Madison County Highway; thence South 20 Degrees 20' 23" East along said centerline 289.10 feet; thence southeasterly 598.53 feet along said centerline on a tangential curve concave northeasterly and having a radius of 3483.67 feet, a central angle of 09 Degrees 50' 38" and a chord 597.79 feet in length bearing South 25 Degrees 15' 42" East; thence South 30 Degrees 11' 00" East along said centerline 534.22 feet; thence southeasterly 219.20 feet along said centerline on a tangential curve concave southwesterly and having a radius of 1387.18 feet, a central angel of 09 Degrees 03' 13" and a chord 218.97 feet in length bearing South 25 Degrees 39' 25" East; thence South 85 Degrees 59' 52" West 799.37 feet to the southwest corner of the Northwest Quarter (1/4) of said section 15 and the point of beginning. Said tract contains 14.38 acres and is subject to a Madison County Highway Easement over the easterly 1.24 acres thereof.