

Document 2017 1486

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INDX **ANNO SCAN**

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

WARRANTY DEED - JOINT TENANCY
Return to: Brenden and Sarah Pugh, 319 East North Street, Winterset, IA 50273 Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Brenden and Sarah Pugh, 319 East North Street, Winterset, IA 50273
For the consideration of
consideration, Mike Heldenbrand and Tesa E. Heldenbrand, Husband and Wife
do hereby Convey to
Brenden Pugh and Sarah Pugh,
as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa: See 1 in Addendum
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 $\frac{5/10/17}{}$
Mika HON II
The resumment of the second of
Mike Heldenbrand (Grantor) Tesa E. Heldenbrand (Grantor)
STATE OF IOWA , COUNTY OF MADISON
This record was acknowledged before me on Waylo 201), by Mike
Heldenbrand and Tesa E. Heldenbrand
CAROL KIERNAN () () () () () () () () () (
Commission Number 010892
My Commission Express Signature of Notary Public February 18, 2020

ADDENDUM

LEGAL DESCRIPTION:

Parcel "D" located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.09 acres, as shown in Plat of Survey filed in Book 2016, Page 3676 on December 2, 2016, in the Office of the Recorder of Madison County, Iowa, and Corrected by Affidavit filed in Book 2016, Page 3748 on December 7, 2016, in the Office of the Recorder of Madison County, Iowa.

EASEMENT 1:

Grantors reserve an ingress egress easement over the currently existing driveway in the southeast corner of the above described real estate that extends off of Nature Trail to the Grantors remaining property. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

EASEMENT 2:

Grantors reserve a second ingress egress easement over the currently existing road that extends from the southeast side of the above described real estate in a northwesterly direction to the northern border of the above described real estate. This easement is vital so that Grantors have access to their Pasture Ground which is currently in CRP. This road will be utilized by the Grantees as the driveway to their residence. This easement shall run with the land and bind and inure to the benefit of the heirs, successors and assigns of the parties.

This deed is exempt according to Iowa Code 428A.2(11).