



Document 2017 1797

Book 2017 Page 1797 Type 03 001 Pages 2
Date 6/09/2017 Time 10:01:14AM
Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO ✓
SCAN ✓
CHEK ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



American State Bank
809 John Wayne
Winterset, Ia 50273

WARRANTY DEED - JOINT TENANCY

Return to: Kelly A. Paul and Timothy J. Paul, 9745 NW 45th Court, Polk City, IA 50226

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Kelly A. Paul and Timothy J. Paul, 9745 NW 45th Court, Polk City, IA 50226

For the consideration of \$1 Dollar(s) and other valuable consideration, Clint Russell and Katherine Russell, Husband and Wife

do hereby Convey to Kelly A. Paul and Timothy J. Paul,

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.

This deed is exempt according to Iowa Code 428A.2(21).

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 6-5-2017

Clint Russell
Clint Russell (Grantor)

Katherine Russell
Katherine Russell (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 6-5-2017, by Clint Russell and Katherine Russell



Connie L. Siefkas
Signature of Notary Public

DESCRIPTION - PARCEL D:

That part of the Northwest Quarter of the Southwest Quarter of Section 6, Township 74 North, Range 27 West of the 5th P.M., Madison County, Iowa, described as follows;

Commencing at the West Quarter corner of said Section 6; thence South 00 degrees 47 minutes 31 seconds West, 20.00 feet along the West line of said Northwest Quarter of the Southwest Quarter to the Point of Beginning; thence South 00 degrees 47 minutes 31 seconds West, 306.89 feet along said West line; thence North 89 degrees 47 minutes 00 seconds East, 550.99 feet; thence South 52 degrees 51 minutes 53 seconds East, 562.13 feet; thence South 88 degrees 32 minutes 21 seconds East, 411.88 feet to the East line of said Northwest Quarter of the Southwest Quarter; thence North 00 degrees 29 minutes 36 seconds East, 660.00 feet along said East line; thence South 89 degrees 47 minutes 00 seconds West, 1,412.32 feet along the South line of the North 20 feet of said Northwest Quarter of the Southwest Quarter to the Point of Beginning, having an area of 15.00 Acres including 0.17 acres of Madison County Road Easement.