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Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$359.20

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INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$225,000

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

1/2

Taxpayer Information: (Name and complete address)

Verl W. Dillinger and Mary A. Dillinger, 413 Stewart Avenue, Peru, IA 50222

Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Harold E. Dillinger

Grantees:

Verl W. Dillinger
Mary A. Dillinger

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED
JOINT TENANCY

For the consideration of \$225,000.00-----Dollar(s) and other valuable consideration, Harold E. Dillinger, a Single Person,
do hereby Convey to
Verl W. Dillinger and Mary A. Dillinger,
as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa: For Legal Description see Exhibit "A" attached hereto and by this
reference incorporated herein.

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 July 17, 2017

Handwritten signature of Harold E. Dillinger
Harold E. Dillinger (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 17, 2017, by Harold E. Dillinger



Handwritten signature of Jennifer M. Russell
Signature of Notary Public

EXHIBIT "A"

All that part of the West Half (1/2) of the Southwest Quarter (1/4) and of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1) lying Westerly of the right-of-way of the Chicago, St. Paul & Kansas City Railway Company, EXCEPT Parcel "D", located in the West Half (1/2) of the Southwest Quarter (1/4), containing 8.00 acres, as shown in Plat of Survey filed in Book 2006, Page 4021 on October 2, 2006 in the Office of the Recorder, Madison County, Iowa; AND the Northwest Quarter (1/4) of Section One (1), except the right-of-way across the same deeded to the Chicago, St. Paul & Kansas City Railway Company; AND a tract of land located in the West Half (1/2) of the Southwest Quarter (1/4) of Section One (1), more particularly described as follows, to-wit: Commencing at a point 11.25 chains North and 2.4 chains East of the Southwest corner of the Southwest Quarter (1/4) of said Section One (1), running thence North 22° West, 1.75 chains to the South line of the right of way of said railway, thence North 42°15' East, along said right of way to the intersection of the East line of the West Half (1/2) of the Southwest Quarter (1/4) of said Section One (1), thence South along the East line of said 80 acre tract to Clanton Creek, thence following the meanderings of said Clanton Creek as follows: North 40°30' West, 4.35 chains, thence South 81°50' West, 2.25 chains, thence South 41°50' West, .48 chains, thence South 7°30' West, 4.25 chains, thence West 4.07 chains, thence North 31°50' West, 2.25 chains, thence North 61°10' West, 4.17 chains, thence South 59°10' West, 3.20 chains to place of beginning; AND the Northeast Quarter (1/4) of the Southwest Quarter (1/4), except that part thereof lying North and West of the East line of the right-of-way of said railway, and also except 1 1/2 acres in the Southeast corner thereof lying South and East of Clanton Creek; AND all that part of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1), lying North of Clanton Creek; ALL in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; AND the South 5 Acres of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



This Deed is in fulfillment of the Real Estate Contract dated February 11, 1997 and filed for record with the Madison County Recorder's Office on March 27, 1997 in Book 137 at Page 361, which Buyer's interest was assigned to Verl W. Dillinger by Quit Claim Deed dated April 1, 1997 and filed for record with the Madison County Recorder's Office on April 4, 1997 in Book 137 at Page 397.