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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



## WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Elisabeth S. Reynoldson, 200 W. Jefferson St., PO Box 199, Osceola, IA 50213, Phone:  
(641) 342-2157

**Taxpayer Information:** (Name and complete address)

Bernard W. Gray and Thelma L. Gray, 413 W. Main Street, St. Charles, Iowa 50240

✓ **Return Document To:** (Name and complete address)

Elisabeth S. Reynoldson, 200 W. Jefferson St., PO Box 199, Osceola, IA 50213

**Grantors:**

Bernard W. Gray  
Thelma L. Gray

**Grantees:**

Bernard W. Gray  
Thelma L. Gray

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Bernard W. Gray and Thelma L. Gray, husband and wife do hereby Convey to Bernard W. Gray and Thelma L. Gray, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madision 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 August 14, 2017

Bernard W. Gray  
Bernard W. Gray (Grantor)

Thelma L. Gray  
Thelma L. Gray (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This record was acknowledged before me on August 14, 2017, by Bernard W. Gray and Thelma L. Gray, husband and wife



Patricia Evans-Davis  
Signature of Notary Public

## Addendum

1.

The Northeast Quarter (NE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Nineteen (19); and a tract of land commencing at the Southeast Corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section Nineteen (19) and running thence North 55 rods to Jones Creek, thence following the meanderings of said creek in a Northwesterly direction to the Northwest Corner of said 40-acre tract, thence South 80 rods, thence East 80 rods to the place of beginning; and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of said Section Nineteen (19); and the Northwest Quarter (NW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) and the East 20 acres of the North Half (N $\frac{1}{2}$ ) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$ ) and the East 11 acres of the South Half (S $\frac{1}{2}$ ) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$ ) and the South 10 acres of the West 20 acres of the South Half (S $\frac{1}{2}$ ) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$ ) of Section Nineteen (19); and the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) and the South 32 rods of the East Half (E $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ), and a tract commencing at the Southeast Corner of the Southwest Fractional Quarter (Sw Fr. $\frac{1}{4}$ ) and running thence North 34 rods, thence in a Southwesterly direction to a point on the West line of said Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$ ) 25 rods North of the Southwest Corner, thereof, thence South 25 rods to said Southwest corner, thence East on the South line thereof to the point of beginning, in Section Eighteen (18), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

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