



Document 2017 3130

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731
Taxpayer: Mr. and Mrs. Mark Hollingsworth, 2452 Millstream Avenue, Winterset, IA 50273

For the consideration of \$1 Dollar(s) and other valuable consideration, Mark B. Hollingsworth and Brenda I. Hollingsworth, Husband and Wife do hereby Convey to Mark B. Hollingsworth and Brenda I. Hollingsworth

Mark B. Hollingsworth and Brenda I. Hollingsworth 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.

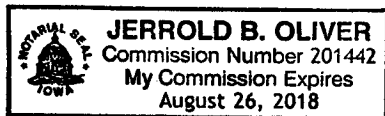
Dated on Oct. 3, 2017

Mark B. Hollingsworth
Mark B. Hollingsworth (Grantor)

Brenda I. Hollingsworth
Brenda I. Hollingsworth (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct. 3, 2017, by Mark B. Hollingsworth and Brenda I. Hollingsworth



Jerrold B. Oliver
Signature of Notary Public

The Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **AND** the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$), and the Northwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land located in the West Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Seventeen (17), more particularly described as follows, to-wit: Commencing at the West Quarter ($\frac{1}{4}$) corner of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence North 985.95 feet along the section line to the point of beginning, thence continuing North 374.55 feet, thence South 89°30' East, 418.7 feet, thence South 374.55 feet, thence North 89°30' West, 418.7 feet to the point of beginning, containing 3.6 acres.

AND

The West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcels "A" and "B" located therein, both parcels as shown in Plat of Survey filed in Book 3, Page 310 on August 11, 1998, in the Office of the Recorder of Madison County, Iowa.