



Document 2017 3258

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Date 10/17/2017 Time 8:28:26AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$431.20

Rev Stamp# 445

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

Return to: Neil Armstrong, 1074 Quail Ridge Avenue, Van Meter, IA 50261

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Neil Armstrong, 1074 Quail Ridge Avenue, Van Meter, IA 50261

For the consideration of ----\$270,000.00--- Dollar(s) and other valuable consideration, Eugene Armstrong and Eloise Armstrong, Husband and Wife

Neil Armstrong do hereby Convey to

Madison County, Iowa: see attached description the following described real estate in

This deed is given in satisfaction of real estate contract dated February 23, 2015, and filed April 17, 2015, in Book 2015, Page 980 of the Recorder's Office of Madison County, Iowa.

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.

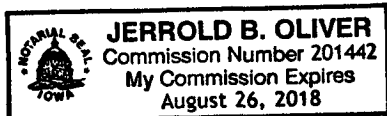
Dated on Oct 5, 2017

Eugene Armstrong
Eugene Armstrong (Grantor)

Eloise Armstrong
Eloise Armstrong (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Oct 5, 2017, by _____



Jerrold B. Oliver
Signature of Notary Public

The South Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

Government Lots Three (3) and Four (4) in Section Seven (7), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the following two tracts:

1. Commencing at the Southeast corner of said Government Lot Four (4), running thence North five (5) rods, thence West twelve (12) rods, thence South five (5) rods, thence East twelve rods to the place of beginning.
2. Commencing at the Southeast corner of said Government Lot Four (4), thence South $84^{\circ}57'$ West 1002.61 feet along the South line of said Government Lot Four (4) to the point of beginning; thence North $0^{\circ}00'$ 440.06 feet, thence North $90^{\circ}00'$ West 288.55 feet, thence South $06^{\circ}32'$ West 255.03 feet, thence South $12^{\circ}02'$ East 64.4 feet, thence South $16^{\circ}33'$ East 155.1 feet, thence North $84^{\circ}57'$ East 261.39 feet along the South line of said Government Lot Four (4) to the point of beginning. Said parcel contains 3.09 acres, more or less, including 0.24 acres, more or less, of county road right-of-way.

AND EXCEPT

Parcel "A" in Government Lot 4, Section 7, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown in the Plat of Survey recorded in Book 2012, Page 645 of the Recorder's Office of Madison County, Iowa.