



Document 2018 624

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Date 2/27/2018 Time 11:38:41AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$495.20

Rev Stamp# 77 DOV# 78

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Joel E. and Molly A. Ruse, 2395 - 148th Street, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Joel E. and Molly A. Ruse, 2395 - 148th Street, Winterset, IA 50273

For the consideration of -----\$310,000.00----- Dollar(s) and other valuable consideration, Elizabeth A. Hansen, Single

Joel E. Ruse and Molly A. Ruse, do hereby Convey to

Joel E. Ruse and Molly A. Ruse, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: See Legal Description Attached.

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.

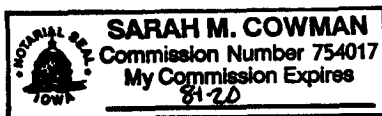
Dated on 2-27-18

Elizabeth A. Hansen
Elizabeth A. Hansen (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2-27-18, by Elizabeth A. Hansen



Sarah M. Cowman
Signature of Notary Public

Parcel "A", located in the Southeast Quarter (¼) of the Southeast Quarter (¼) of Section Twenty-nine (29), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.22 acres, as shown in Plat of Survey filed in Book 3, Page 201 on April 2, 1998 in the Office of the Recorder of Madison County, Iowa; AND Parcel "D" located in the Southeast Quarter of the Southeast Quarter of said Section Twenty-nine (29), described as follows: Commencing at the southeast corner of the Southeast Quarter of said Section Twenty-nine (29); thence on an assumed bearing of North 00°06'20" East along the east line of the Southeast Quarter of the Southeast Quarter of said Section Twenty-nine (29) a distance of 276.90 feet to the point of beginning; thence South 90°00'00" West 102.40 feet; thence North 78°23'56" West 284.84 feet; thence North 82°07'10" West 63.02 feet; thence South 75°04'20" West 145.88 feet; thence North 86°36'30" West 12.10 feet; thence North 86°36'34" West 139.39 feet; thence North 05°51'02" West 72.76 feet to the centerline of the North Branch River; thence South 66°59'36" East along said centerline 108.25 feet; thence North 85°13'23" East along said centerline 103.32 feet; thence North 60°44'14" East along said centerline 236.36 feet; thence South 79°46'03" East along said centerline 193.47 feet; thence South 58°06'09" East along said centerline 170.06 feet to the east line of the Southeast Quarter of the Southeast Quarter of said Section Twenty-nine (29); thence South 00°06'20" West along said east line 67.29 feet to the point of beginning. Said tract contains 1.59 acres and is subject to a Madison County Highway Easement over the easterly 0.10 acres thereof.

