



BK: 2018 PG: 670
Recorded: 3/1/2018 at 12:40:53.0 PM
Fee Amount: \$22.00
Revenue Tax: \$2,401.60
LISA SMITH RECORDER
Madison County, Iowa

Preparer/Return To: Erin Herbold-Swalwell, 6701 Westown Parkway, Suite 100, WDM, IA 50266, 515.274.1450
Address Tax Statement: Jeffery and Stacey Boston, 16616 Bear Creek Road, Earlham, IA 50072

WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Stephen L. Florer and Cynthia E. Florer, husband and wife, do hereby convey to Jeffery Scott Boston and Stacey Lynn Boston, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

See Exhibit "A" 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: 2/28, 2018.

Stephen Florer
 Stephen L. Florer (Grantor)

Cynthia E. Florer
 Cynthia E. Florer (Grantor)

STATE OF IOWA; COUNTY OF Dallas;

This record was acknowledged before me on February 28, 2018, by Stephen L. Florer and Cynthia E. Florer, husband and wife.

Erin C. Swalwell
 Notary Public in and for the State of Iowa

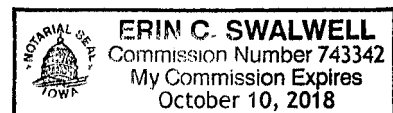


Exhibit "A"

The Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$); **AND** the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$); **AND** the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$); **AND** the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** the following four tracts:

1. All that part of the West 610 feet of the East 1295 feet of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), lying South of the centerline of the present East and West public highway as same now extends through said Southeast Quarter ($\frac{1}{4}$);
2. All that part of Parcel "C" in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), as shown in Plat of Survey filed in Book 3, Page 124 on September 10, 1997, in the Office of the Recorder of Madison County, Iowa;
3. All that part of Parcel "M" in the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), as shown in Amended Plat of Survey filed in Book 2018, Page 127 on January 11, 2018, in the Office of the Recorder of Madison County, Iowa;
4. Parcel "D" in the Southeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) and in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Thirty-three (33), containing 33.453 acres, as shown in Plat of Survey filed in Book 3, Page 126 on September 10, 1997, in the Office of the Recorder of Madison County, Iowa;

AND

All that part of the East Fractional Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) and West Fractional Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), lying North of North River, ALL in Section Four (4), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, **EXCEPT** a tract of land in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Four (4), described as follows: Commencing at the Northwest corner of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of said Section Four (4), thence 700 feet East to the point of beginning, thence West 700 feet to the Northwest corner of said quarter section, thence South along the West line of said quarter section 550 feet, thence Northeasterly to a point that is 700 feet Northeasterly from last described point and 440 feet Southwesterly from point of beginning, thence Northeasterly 440 feet to the point of beginning,