

Document 2018 2750

Book 2018 Page 2750 Type 03 001 Pages 2 Date 8/23/2018 Time 10:02:22AM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$399.20 Rev Stamp# 349 DOV# 353

LISA SMITH, COUNTY RECORDER

SCAN CHEK

INDX

ANNO

MADISON COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

Return to: <u>Daniel S. and Susa</u> Preparer: <u>Mark L. Smith, P.O</u> Taxpayer: <u>Daniel S. and Susa</u>	nna L. Sommers, 24603 153rd	l Ave., Numa, IA 52544
Preparer: Mark L. Smith, P.O	. Box 230, Winterset, IA 502	73, (515) 462-3731
Taxpayer: Daniel S. and Susa	nna L. Sommers, 24603 153rd	l Ave., Numa, IA 52544
For the consideration of	\$250,000.00	Dollar(s) and other valuable
consideration, Lloyd K. Sparks and Ju	dith A. Sparks, husband and v	vife
		do hereby Convey to
Daniel S. Sommers and Susanna L. So	mmers	
		as Joint Tenants
with Full Rights of Survivorship, and r	not as Tenants in Common, the	e following described real estate in

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.

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feminine gender,	according to the	context.		
Dated on Rayok	8/31/18 Dark Lloyd K. Spar	rks(Grantor)	Gudi	the Sparks (Grantor)
STATE OF	IOWA	, COUNTY OF	MADISON	
This reco	rd was acknowle	edged before me on	8121118	, by Lloyd K. Sparks
and Judith A. Sp	oarks			
	<del></del>		Robe	te 10.11

Madison County, Iowa: See attached Legal Description

Parcel "D" in part of the North ½ of the Northeast ¼ (N ½ NE ¼) of Section 14, Township 74 North, Range 28 West of the 5th P.M. lying North of County Road G-61 and East of the East Right-of-Way Line of U.S. Highway 169 as both presently exist. All in Madison County, Iowa and described as follows: Beginning at the Northeast corner of said NE ¼; thence S 00°25'06" W a distance of 934.14' to a 5/8" iron rod; thence N 88°26'49" W a distance of 364.13' to a found ½' iron rod; thence S 00°07'55" E a distance of 416.80' to a mag nail set in the centerline of said County Road G-61; thence along said centerline along a 1910.00' radius curve, concave Northeasterly, an arc length of 455.39 and whose chord bears N 69°27'04" W a chord distance of 454.31'; thence N 62°20'22" W a distance of 1520.73'; thence N 01°48'55" W, along the East line of said U.S. Highway 169, a distance of 431.42'; thence N 88°48'59" E a distance of 2155.85' to the point of beginning. Containing 44.817 acres.