



Document 2019 1022

Book 2019 Page 1022 Type 03 001 Pages 2

Date 4/10/2019 Time 11:12:53AM

Rec Amt \$12.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED - JOINT TENANCY



Return to: Mark L. Smith, Po Box 230, Winterset, IA 50273

Taxpayer: Jimmy M. and RoxAnn Rhoads, 2296 - 265th Street, Peru, IA 50222

Preparer: Mark L. Smith, Phone: (515) 462-3731

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration, Jimmy Melvin Rhoads (a/k/a Jimmy M. Rhoads) and RoxAnn Rhoads, Husband and Wife, do hereby Convey to Jimmy M. Rhoads and RoxAnn Rhoads, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See Attached Legal Description

This deed is exempt according to Iowa Code 428A.2(11).

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.

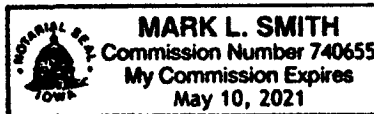
Dated on 4/9/19

Jimmy M. Rhoads
Jimmy M. Rhoads (Grantor)

RoxAnn Rhoads
RoxAnn Rhoads (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4/9/19, by Jimmy M. Rhoads and RoxAnn Rhoads



Mark L. Smith
Signature of Notary Public

Two acres, more or less, located in the Northwest part of Lot One (1) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa, and more particularly described as follows, to-wit: Commencing at a point where the center line of the public road crosses the North line of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14), and running thence West to a point 30 rods West of the Northeast corner of said Southeast Quarter (¼) of the Northeast Quarter (¼), thence South 1° West 5.58 chains, more or less, to a stone in the center of the highway, thence in a Northeasterly direction to the place of beginning; AND Lot Three (3) of the Northeast Quarter of the Northeast Quarter (¼) of said Section Fourteen (14); AND Lot Three (3) of the Northwest Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14); AND Lot Two (2) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14); AND the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14); AND the East One-half (½) of the Northwest Quarter (¼) of the Southeast Quarter (¼) of said Section Fourteen (14); AND the East Eight (8) Acres of the Southeast Quarter (¼) of the Northwest Quarter (¼) of said Section Fourteen (14); EXCEPT the following described tracts, to-wit:

1. Parcel "A", located in the Southwest Quarter (¼) of the Northeast Quarter (¼) of said Section Fourteen (14), containing 3.372 acres, as shown in Plat of Survey filed in Book 3, Page 89 on August 12, 1997, in the Office of the Recorder of Madison County, Iowa;
2. Parcel "F", located in the North Half (½) of the Northeast Quarter (¼) of Section said Fourteen (14), containing 6.632 acres, as shown in Plat of Survey filed in Book 2003, Page 1180, on March 4, 2003, in the Office of the Recorder of Madison County, Iowa.
3. All that part thereof deeded to the State of Iowa for Highway purposes and containing 15.1 acres, more or less.

And, my undivided 1/2 interest in the following described land:

The Southeast Quarter (¼) of the Northeast Quarter (¼), AND the Northeast Quarter (¼) of the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Fifteen (15), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Lot Two (2) of the Southeast Quarter (¼) of the Northeast Quarter (¼) of said Section Fifteen (15) lying West and North of the centerline of the County Road as it now exists and more particularly described as follows, to-wit: Beginning at the Northwest Corner of said Southeast Quarter (¼) of the Northeast Quarter (¼), thence North 89°25' East, 1015.3 feet, thence South 23°31' West along the centerline of County Road 1269.0 feet, thence South 42°09' West along centerline of County Road 217.5 feet, thence South 89°54' West 369.1 feet, thence North 1317.8 feet to the point of beginning, containing 22.0034 acres; AND the Northwest Quarter (¼) of the Southwest Quarter (¼), AND the Southwest Quarter (¼) of the Northwest Quarter (¼), AND the West 32 acres of the Southeast Quarter (¼) of the Northwest Quarter (¼), AND Lot Two (2) of the Northeast Quarter (¼) of the Northwest Quarter (¼), being all that part of said 40 acre tract lying South of Middle River and containing 18 acres more or less; ALL in Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28), West of the 5th P.M., Madison County, Iowa.