



BK: 2019 PG: 1939
Recorded: 6/28/2019 at 3:15:24.0 PM
Pages 4
County Recording Fee: \$32.00
Iowa E-Filing Fee: \$5.01
Combined Fee: \$37.01
Revenue Tax: \$76.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265.
Phone: 515-223-6000

Taxpayer Information: (Name and complete address)

Kenneth & LaRae Morris, 1487 Juniper Trail, Earlham, Iowa 50072

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Suite 16, West Des Moines, Iowa 50265.

Grantors:

Diann L. Padgett
Katherine L. Saffell

Grantees:

Kenneth Morris
LaRae Morris

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Diann L. Padgett and Katherine L. Saffell, as tenants in common do hereby Convey to Kenneth Morris and LaRae Morris, 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 attached.

Locally known as: 1487 Juniper Trail, Earlham, Iowa 50072

Subject to easements, restrictions and encumbrances of record.

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 6-19-2019

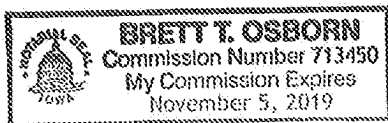
Diann L. Padgett
Diann L. Padgett(Grantor)

Katherine Saffell
Katherine L. Saffell (Grantor)

(Grantor)

(Grantor)

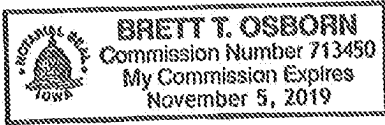
STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on June 19, 2019, by Diann L. Padgett



Signature of Notary Public

INDIVIDUAL CAPACITY ACKNOWLEDGMENTS

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on June 19, 2019, by Katherine Saffell



[Handwritten Signature]
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

CONTINUATION OF ABSTRACT OF TITLE

No. 27772850

TO

The East Seven (7) Acres, more or less, of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, being that land lying East of the railroad right of way,

AND

All that part of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as a strip of land 150 feet wide, being 75 feet on each side of the located main track centerline of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now staked and located on, over and across said above described land, said main track center line being more particularly described as beginning at a point in the North line of said Quarter Quarter 2,322.2 feet East of the Southwest corner of the Northeast Quarter of the Southwest Quarter of said Section; thence Southerly in a straight line 1,318.4 feet to a point in the South line of said Quarter Quarter 300 feet West of the Southeast Corner of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section. **ALSO**, two additional strips of land each being 25 feet in width, one strip lying Easterly of and adjacent to the above described Right-of-way and one strip lying Westerly of and adjacent to the above described Right-of-way and each strip commencing at a point 275.7 feet North of the South line of said Quarter Quarter as measured along said main track centerline and extending Northerly 300 feet as measured along said main track center line. **ALSO**, two triangular parcels of land located in the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27) more fully described as follows: Beginning at the point of intersection where the East and West center line of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27) crosses the center line of the main track of said Railroad Company; thence East along said East and West center line of the Southeast Quarter ($\frac{1}{4}$) of said Section, 75.06 feet to the point of beginning; thence continue East along said East and West center line 150 feet; thence Southwesterly at an exterior angle of $133^{\circ} 48'$ to the said East and West center line 208.02 feet to a point in the East Right-of-way line of said Railroad; thence Northerly at an interior angle of $46^{\circ} 06'$ to the last described line 150 feet to the point of beginning. **ALSO**, beginning at the point of intersection where the East and West center line of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty-seven (27) crosses the center line of the main track of said Railroad Company; thence West along said East and West center line of the Southeast Quarter ($\frac{1}{4}$) of said Section, 75.06 feet to the point of beginning of the land to be conveyed; thence continue West along said East and West center line 175 feet; thence Southeasterly at an exterior angle of $136^{\circ} 06'$ to the last described line 252.2 feet to a point in the West Right-of-Way line of said Railroad; thence Northerly at an interior angle of $43^{\circ} 54'$ to the last described line 175 feet to the point of beginning and containing in all 5.16 acres, more or less. **ALSO**, all that part of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, described as a strip of land 150 feet wide being 75 feet on each side of the located main track center line of the Chicago, Rock Island and Pacific Railroad Company's Earlham to Winterset line as now located on, over and across said above described land, said main track center line being more particularly described as beginning at a point in the North line of said Quarter Quarter 300 feet West of the Northeast corner thereof; thence Southerly in a straight line 450 feet containing 1.5 acres, more or less,

MADISON COUNTY ABSTRACT CO.

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