



Document 2020 4394

Book 2020 Page 4394 Type 03 001 Pages 2  
Date 11/12/2020 Time 3:58:01PM  
Rec Amt \$12.00 Aud Amt \$10.00  
Rev Transfer Tax \$927.20  
Rev Stamp# 531 DOV# 526  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

**Return To:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067  
**Taxpayer:** Erik C. Miller and Rachel L. Miller, 2471 321<sup>st</sup> Lane, Peru, Iowa 50222  
**Preparer:** Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, Iowa 50273-0067,  
Phone: (515) 462-4912



\$580,000

**WARRANTY DEED - JOINT TENANCY**

For the consideration of Five Hundred Eighty Thousand Dollar(s) and other valuable consideration, Dick D. Dillinger and Raedene Dillinger, Husband and Wife, do hereby Convey to Erik C. Miller and Rachel L. Miller, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

A tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, being a part of the former railroad right-of-way of the Chicago, St. Paul and Kansas City Railway Company, and being more particularly described as follows, to-wit: Commencing at a point on the South line of said Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), distant 50 feet Southeasterly, measured at right angles, from the center line of the main track of said Railway Company, as said main track center line was originally located and established over and across said Section Twenty-two (22); thence Northeasterly parallel with said original main track center line a distance of 90 feet, more or less, to a point on the center line of a County Road; thence Northwesterly along the center line of said County Road a distance of 108 feet, more or less, to a point distant 50 feet Northwesterly, measured at right angles, from said original main track center line, thence Southwesterly parallel with said original main track center line to a point on the South line of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-two (22), thence East along the South line of said Section Twenty-two (22) to the point of beginning; AND the North Eighteen (18) acres of the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; AND the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT the following described tracts, to-wit:

- 1. Parcel "C" located in the North Half (1/2) of the Southwest Quarter (1/4) of said


Section Twenty-two (22), containing 9.94 acres, as shown in Plat of Survey filed in Book 2016, Page 358 on February 8, 2016, in the Office of the Recorder of Madison County, Iowa;

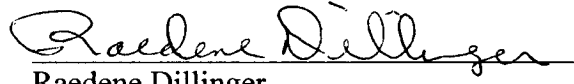
2. Parcel "F" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-two (22), containing 10.78 acres, as shown in Plat of Survey filed in Book 2020, Page 1555 on May 8, 2020, in the Office of the Recorder of Madison County, Iowa;
3. Parcel "G" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-two (22), containing 11.83 acres, as shown in Plat of Survey filed in Book 2020, Page 1555 on May 8, 2020, in the Office of the Recorder of Madison County, Iowa.

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.

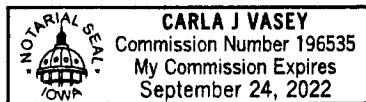
Dated: 10-29-20, 2020.

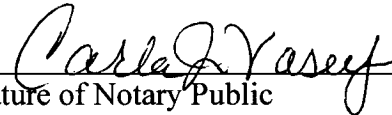
  
Dick D. Dillinger

  
Raedene Dillinger

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 29, 2020, by Dick D. Dillinger and Raedene Dillinger.



  
Signature of Notary Public