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Book 2024 Page 254 Type 03 001 Pages 3

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BRANDY MACUMBER, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone:
515-462-3731

Taxpayer Information: Jimmy M. Rhoads and Rox Ann Rhoads 2296 265th Street, Peru Iowa,
IA 50222

Return Document To: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, Iowa 50273

Grantors: Jimmy M. Rhoads and Rox Ann Rhoads

Grantees: Jimmy M. Rhoads and Rox Ann Rhoads

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Jimmy M. Rhoads and Rox Ann Rhoads, a married couple as joint tenants with full rights of survivorship and not as tenants in common, do hereby Convey to Jimmy M. Rhoads and Rox Ann Rhoads, as tenants in common, the following described real estate in Madison County, Iowa:

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, 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 (¼) 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); EXCEPT the following described tracts, to-wit:

1. Parcel "A", located in the Southwest Quarter (¼) of the Northeast Quarter (NE¼) 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 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; AND
3. All that part thereof deeded to the State of Iowa for Highway purposes and containing 15.1 acres, more or less.

AND

Parcel "L" located in the Southeast Quarter (¼) of the Northeast Quarter (¼), AND in the Northeast Quarter (¼) of the Southeast Quarter (¼) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 35.40 acres, more or less, as shown in Plat of Survey filed in Book 2019, Page 3873 on December 6, 2019, in the Office of the Recorder of Madison County, Iowa.

AND

The West Half (W½) of the Southwest Quarter (SW¼) of Section Twenty-nine (29), EXCEPT the South 30 Acres thereof; AND the East Half (E½) of the Southeast Quarter (SE¼) of Section Thirty (30), EXCEPT the South 30 Acres thereof, ALL in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D" located in the East Half (E½) of the Southeast Quarter (SE¼) of said Section Thirty (30), and containing 6.166 acres as shown in Plat of Survey filed in Book 2017, Page 3873 on December 11, 2017, in Book 2017, Page 3873 on December 11, 2017, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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: Feb 1, 2024.

Jimmy M. Rhoads
Jimmy M. Rhoads, Grantor

Rox Ann Rhoads
Rox Ann Rhoads, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 2/1/2024 by
Jimmy M. Rhoads and Rox Ann Rhoads.

Mark L. Smith
Signature of Notary Public

