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CHECKLISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2008	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>John D. Reid and Janet A. Reid, 3219 Wildrose Ave., Truro, IA 50257</u>		
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>John D. Reid and Janet A. Reid, 3219 Wildrose Ave., Truro, IA 50257</u>		
WARRANTY DEED - JOINT TENANCY		
For the consideration of <u>\$1.00</u> Dollar(s) and other valuable consideration, <u>John D. Reid and Janet A. Reid, Husband and Wife</u>		
<u>do hereby</u>		
Convey to <u>John D. Reid and Janet A. Reid</u>		
<u>as Joint</u>		
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in <u>Madison</u> County, Iowa:		
See legal description attached.		
This deed is between a husband and a wife. Therefore, no Declaration of Value or Ground Water Statement is required.		
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.		
 <u>John D. Reid</u> (Grantor)	Dated: <u>5-29-2012</u> <u>Janet A. Reid</u> (Grantor)	
STATE OF <u>IOWA</u> , COUNTY OF <u>MADISON</u>		
This instrument was acknowledged before me on <u>May 29, 2012</u> , by <u>John D. Reid and Janet A. Reid</u>		
DIANE M. DANIELS Commission Number 155652 My Commission Expires <u>4-5-2014</u>		 , Notary Public
(This form of acknowledgment for individual grantor(s) only)		

Parcel A located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Beginning at the Northeast corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 27; thence on an assumed bearing of South 86°00'56" West along the north line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 27 a distance of 650.09 feet; thence South 00°00'00" East 375.72 feet; thence South 60°52'48" East 208.61 feet; thence North 89°44'39" East 467.81 feet; to the east line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 27; thence North 00°10'07" West; along said east line a distance of 520.32 feet to the Northeast corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section 27 and the point of beginning. Said tract contains 7.23 acres and is subject to a Madison County Highway Easement over the easterly 0.33 acres thereof.