



Document 2012 2669

Book 2012 Page 2669 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$167.20

Rev Stamp# 275

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYERReturn To: ~~Alan R. Algreen and Teresa Algreen, 2024 105th St., Earlham, IA 50072~~

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Alan R. Algreen and Teresa Algreen, 2024 105th St., Earlham, IA 50072



WARRANTY DEED - JOINT TENANCY

For the consideration of \$105,000.00 Dollar(s) and other valuable consideration,
Billy R. Algreen and Sheila M. Algreen, Husband and Wife

do hereby

Convey to Alan R. Algreen and Teresa Algreen

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See Legal Description Attached

This deed is in satisfaction of a Real Estate Contract recorded in Book 134, Page 275 of the Recorder's Office
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.

Billy R. Algreen

(Grantor)

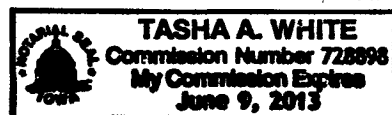
Dated: 8/20/12

Sheila M. Algreen

(Grantor)

STATE OF IOWA, COUNTY OF MADISONThis instrument was acknowledged before me on August 20, 2012, by Billy R. Algreen
and Sheila M. Algreen

, Notary Public



(This form of acknowledgment for individual grantor(s) only)

✓ Midwest Community Title
4220 44th Ave, Moline, IL 61205

ALGREEN - ALGREEN REAL ESTATE CONTRACT

Description of Real Estate

Parcel "B" in the South Half (S½) of the Southwest Quarter (SW¼) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the Northwest Corner of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence, along the North line of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of said Section Two (2), South 89°46'54" West, 443.19 feet; thence South 04°05'47" East, 528.03 feet; thence South 52°15'22" East, 352.87 feet; thence South 86°23'57" East, 936.23 feet; thence North 00°00'46" East, 238.46 feet; thence North 67°56'19" West, 364.78 feet; thence North 00°00'46" East, 425.99 feet to the North line of the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of said Section Two (2); thence along said North line, North 89°47'31" West, 470.02 feet to the Point of Beginning. Said Parcel "B" contains 17.036 acres, including 0.837 acres of county road right-of-way.