



Document 2013 912

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Date 3/28/2013 Time 4:00 PM

Rec Amt \$12.00 Aud Amt \$25.00

INDX
ANNO
SCAN
CHKLISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA©THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Preparer: Jerrold B. Oliver, PO BOX 230, Winterset, IA 50273

Taxpayer: Carl C. & Patricia A. Nehring, 505 W Council, St. Charles, IA 50240



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,

Carl C. Nehring and Patricia A. Nehring, Husband and Wife

do hereby

Convey to Carl C. Nehring and Patricia A. Nehring

as Joint

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

SEE EXHIBIT "A" ATTACHED

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: 3-26-13

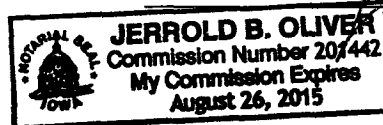
Carl C. Nehring
(Grantor)

Patricia A. Nehring
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on March 26, 2013, by

Carl C. Nehring and Patricia A. Nehring



, Notary Public

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

EXHIBIT "A"

The South Three-fourths (S $\frac{3}{4}$) of the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$); the West Half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$); the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$); and the North Half ($N\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) all in Section Twenty-seven (27); and the North 23 acres of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of Section Thirty-four (34), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M.

AND

The Northeast Quarter ($NE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) and the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) all in Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P. M., excepting a tract described as follows: Commencing at the SE corner of $NW\frac{1}{4}$ $NE\frac{1}{4}$ Section 23-75-26, thence S. $84^{\circ} 50'$ W. 30 feet to the P. O.B., thence S. $84^{\circ} 50'$ W. 272 feet, thence Northeasterly 101.5' along a 613 foot radius curve, concave northwesterly, thence N. $54^{\circ} 18'$ E. 81 feet, thence northeasterly 138.5 feet along a 342 foot radius curve, concave southeasterly, thence S. 130 feet to the P. O.B. containing 0.46 acres, more or less, subject to easements for highway purposes.

AND

The Northwest Quarter ($NW\frac{1}{4}$) of Section Twenty-six (26) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,

AND

East Half of the Southeast Quarter of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-six (26) West of the Fifth P.M., Madison County, Iowa. EXCEPT

A tract of land described as follows, to-wit: Beginning at the Northwest corner of the Northeast Quarter ($NE\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence North $85^{\circ} 12'$ East 323 feet, thence South $3^{\circ} 14'$ East 218.85 feet, thence South $82^{\circ} 55'$ West 337 feet to a point 233 feet South of the point of beginning, thence North to the point of beginning, containing 1.49 acres, more or less, exclusive of the present established highway

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.