



Document 2016 1065

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Date 4/26/2016 Time 10:35:59AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$12.80

Rev Stamp# 135 DOV# 140

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

Return to: Andrew R. Smith, 1410 165th Street, Earlham, IA 50072

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Andrew R. Smith, 1410 165th Street, Earlham, IA 50072

For the consideration of \$8,055.00 Dollar(s) and other valuable consideration, Jimmie R. Smith and Linda M. Smith, Husband and Wife

do hereby Convey to Andrew R. Smith

the following described real estate in Madison County, Iowa: Parcel "B" located in the Southwest Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section Ten (10), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey recorded in Book 2016, Page 687 of the Recorder's Office of Madison County, Iowa.

See additional provisions attached hereto and marked Exhibit "A".

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 on April 23, 2016

Jimmie R. Smith

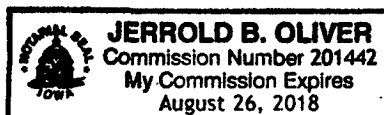
Jimmie R. Smith (Grantor)

Linda M. Smith

Linda M. Smith (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 23, 2016, by Jimmie R. Smith and Linda M. Smith



Jerrold B. Oliver
Signature of Notary Public

Exhibit "A"

1. Sellers, Jimmie R. Smith and Linda M. Smith, or the survivor of them, their heirs, successors and assigns, reserve the following easements:
 - a. Easement for ingress and egress over and across Parcel "B" for access to Sellers' land located North, East and West of Parcel "B".
 - b. An Easement together with the right of ingress and egress for the use of the site at which cattle are watered on said Parcel "B" for the purpose of watering cattle. Buyer shall provide the water for the purpose of watering cattle at his cost.
2. In the event Buyer desires to sell said real estate being sold by Sellers to Buyer, Sellers their heirs, successors, and assigns, shall have the first option to purchase said real estate from Buyers for the sum of \$8,055 plus improvements erected on said property by Buyers not including repairs. In such event, Buyers shall give Sellers or the survivor of them, sixty (60) days notice that Buyers desire to sell said real estate. Sellers shall have sixty (60) days after such notice is given to decide whether to purchase said real estate from Buyer. If Sellers decide to purchase said real estate, they shall give Buyer notice that they exercise their option to purchase said real estate within said sixty day period. The purchase price shall be paid in full thirty (30) days after Buyer delivers an abstract of title to Sellers showing merchantable title in accordance with the Iowa Title Standards.