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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Warranty Deed
Type of Document

PREPARER INFORMATION: (name, address, phone number)

William C. Eggers (515) 462-1482
1119 220th Street
Winterset, IA 50273

TAXPAYER INFORMATION: (name and mailing address)

William C. Eggers
1119 220th Street
Winterset, IA 50273

✓ **RETURN DOCUMENT TO:** (name and mailing address)

William C. Eggers
1119 220th Street
Winterset, IA 50273

GRANTOR: (name)

William C. Eggers

GRANTEE: (name)

William C. Eggers
Kathleen A. Eggers

LEGAL DESCRIPTION: (if applicable)

See page: 2

Document or instrument of associated documents previously recorded:
(if applicable)

Prepared by William C. Eggers, 1119 220 th Street, Windterset, Iowa 50273

WARRANTY DEED

In the consideration of marriage and other valuable consideration, William C. Eggers, do hereby convey to William C. Eggers and Kathleen A. Eggers, husband and wife, owners in common with rights of survivorship in the following described real estate in Madison County, Iowa:

The South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-two (32), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M. Madison County, Iowa, except commencing at the Southwest corner of said Section and running thence North 781.6 feet to the center of the highway, thence along the centerline of the highway North 89 degrees East 708 feet, thence South 50 degrees 33' East 460 feet, thence South 221 degrees 15' East 549 feet to the South line of said Section, thence West 1262.1 feet to the point of beginning, containing 19.34 acres,

This deed is between husband and wife and therefore does not require a transfer tax or a Declaration of Value Statement.

Grantor does hereby Covenant with Grantee, and successors in interest, that holds real estate by title in fee simple, and that he, has good and lawful authority to sell and convey the real estate



Sara Hobart

Dated: October 13 2016

William C. Eggers

William C. Eggers