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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Elisabeth S. Reynoldson, 200 W. Jefferson St., PO Box 199, Osceola, IA 50213, Phone:
(641) 342-2157

Taxpayer Information: (Name and complete address)

Bruce A. Jordan, 314 Florence Avenue, Peru, Iowa 50222

Return Document To: (Name and complete address)

Elisabeth S. Reynoldson, 200 W. Jefferson St., PO Box 199, Osceola, IA 50213

Grantors:

Bruce A. Jordan
Emily S. Jordan

Grantees:

Bruce A. Jordan
Emily S. Jordan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Bruce A. Jordan and Emily S. Jordan, husband and wife do hereby Convey to Bruce A. Jordan and Emily S. Jordan, husband and wife as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:
An undivided one-fourth (1/4) interest in the real estate described in the attached "Exhibit A".

This deed is exempt according to Iowa Code 428A.2(11).

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 January 28, 2017.

Bruce A. Jordan

Bruce A. Jordan (Grantor)

Emily S. Jordan

Emily S. Jordan (Grantor)

(Grantor)

(Grantor)

STATE OF WISCONSIN, COUNTY OF WASHINGTON

This record was acknowledged before me on JAN. 28, 2017, by Bruce A. Jordan and Emily S. Jordan, husband and wife

**CHRISTOPHE E JENKINS
NOTARY PUBLIC
STATE OF WISCONSIN**

Signature of Notary Public

CHRISTOPHE E. JENKINS
EXP. 5-15-20

EXHIBIT "A"

Lots One (1), Two (2), Three (3) and Four (4), in Block Eight (8) and all that tract of land lying North of Block Eight (8) and South of the South line of the right-of-way of the Chicago, Great Western Railway, all in the Original Town of East Peru, Madison County, Iowa;

AND

The following described tracts of land located in Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa:

1. The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), and all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying and being South of the right-of-way of the Chicago, St. Paul and Kansas City Railway Company EXCEPT the following described tract of land, to-wit: Commencing at a point on the East line of said Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) where the South line of the right-of-way granted to the Chicago, St. Paul and Kansas City Railway Company crosses said line, thence South to the Southeast corner of said last described 40 acre tract, thence West Eight (8) rods, thence North to the South line of said right-of-way of said railroad, thence Northeast along the South line of said right-of-way to the place of beginning;
2. A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) described as follows, to-wit: Commencing at a point 2 rods and 21 links South of the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), running thence South 72 rods and 12 links to the center of Clanton Creek, thence North $43^{\circ}8'$ West, 35 rods and 1 link, thence North $27^{\circ}30'$ East, 31 rods and 14 links, thence North $6^{\circ}15'$ East, 17 rods and 11 links, thence North $78^{\circ}35'$ East, 7 rods and 19 links to the place of beginning;
3. All that part of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying and being North of Clanton Creek and the public highway as now located and traveled across said land (being North of the tract deeded to M. B. Travis); AND a tract described as beginning at a point on the East Side of the Southwest Quarter ($\frac{1}{4}$) 420 feet South from the center of said Section Eleven (11), thence West 300 feet, thence South 40 feet to the center of Clanton Creek, thence in a Southeasterly direction in the center of Clanton Creek to the east line of the Southwest Quarter ($\frac{1}{4}$), thence North on said East line of the Southwest Quarter ($\frac{1}{4}$) 450 feet to the place of beginning, containing 1.68 acres;
4. The North One-half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the South Three Quarters ($\frac{3}{4}$) of the Northeast Quarter ($\frac{1}{4}$), EXCEPT the North 17 rods and 5 feet thereof, AND EXCEPT that part thereof lying North of the South line of the Chicago, St. Paul and Kansas City Railroad Company right-of-way, AND EXCEPT a tract described as follows to-wit: Commencing at the point of intersection of the South line of the Chicago, St. Paul and Kansas City Railroad Company right-of-way and the West line of the said Northeast Quarter ($\frac{1}{4}$), thence South 36 rods, thence East 19 rods $10\frac{1}{2}$ feet, thence North to the South line of the railroad right-of-way, thence Southwesterly along the South line of said railroad right-of-way to the point of beginning;

5. A tract of land located in the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) described as follows to-wit: Commencing 283 feet South of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence West 174 feet to Clanton Creek, thence northerly following the meanderings of said Creek to the center line of the present public highway, thence Easterly along the center line of said highway approximately 96 feet to the East line of said Section Eleven (11), thence South to the point of beginning;

AND

All that part of the West 28 rods of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) which lies South of the center line of the present public highway in Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

CONTINUED AS FOLLOWS:

The Southeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$); all that part of the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) lying and being South of the right-of-way of the Chicago, St. Paul and Kansas City Railway Company (except the following described tract of land, to-wit: Commencing at a point on the East line of said Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) where the South line of the right-of-way granted to the Chicago, St. Paul and Kansas City Railway Company crosses said line, thence South to the Southeast corner of said last described 40 acre tract, thence West Eight (8) rods, thence North to the South line of said right-of-way of said railroad, thence Northeast along the South line of said right-of-way to the place of beginning); also the following described tract of land, to-wit: Commencing at a point two (2) rods and twenty-one (21) links South of the Northeast corner of the Southwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$), running thence South seventy-two (72) rods and twelve (12) links to the center of Clanton Creek, thence North $43^{\circ}8'$ West, 35 rods and 1 link, thence North $27^{\circ}30'$ East, 31 rods and 14 links, thence North $6^{\circ}15'$ East, 17 rods and 11 links, thence North $78^{\circ}35'$ East, 7 rods and 19 links to the place of beginning; and all that part of the Northeast Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) lying and being North of Clanton Creek and the public highway as now located and traveled across said land (being North of the tract deeded to M. B. Travis); ALL in Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except said railroad right-of-way,

AND

The North One-half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) and the South Three Quarters ($\frac{3}{4}$) of the Northeast Quarter ($\frac{1}{4}$) EXCEPT the North 17 rods 5 feet thereof, and except that part thereof lying North of the South line of the Chicago, St. Paul and Kansas City Railroad Company right-of-way, and, EXCEPT a tract described as: Commencing at the point of intersection of the South line of the Chicago, St. Paul and Kansas City Railroad Company right-of-way and the West line of the said Northeast Quarter ($\frac{1}{4}$) thence South 36 rods, thence East 19 rods 10 $\frac{1}{2}$ feet, thence North to the South line of the railroad right-of-way, thence Southwesterly along the South line of said railroad right-of-way to the point of beginning, ALL in Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,

AND

Lots One (1), Two (2), Three (3) and Four (4), in Block Eight (8) and all that tract of land lying North of Block Eight (8) and South of the South line of the right-of-way of the Chicago, Great Western Railway, all in the Original Town of East Peru, Madison County, Iowa, AND

All that part of the West 28 rods of the Northwest Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, which lies South of the center line of the present public highway, AND

A tract commencing 283 feet South of the Northeast corner of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, thence West 174 feet to Clanton Creek, thence northerly following the meanderings of said Creek to the center line of the present public highway, thence Easterly along the center line of said highway approximately 96 feet to the East line of said Section Eleven (11), thence South to the point of beginning;

AND

A tract described as beginning at a point on the East Side of the Southwest Quarter ($\frac{1}{4}$) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, 420 feet South from the center of said Section Eleven (11), thence West 300 feet, thence South 40 feet to the center of Clanton Creek, thence in a Southeasterly direction in the center of Clanton Creek to the east line of the Southwest Quarter ($\frac{1}{4}$) of said Section Eleven (11), thence North on said East line of the Southwest Quarter ($\frac{1}{4}$) 450 feet to the place of beginning, containing in all 1.68 acres.