



BK: 2018 PG: 1217
Recorded: 4/19/2018 at 1:25:13.0 PM
Fee Amount: \$17.00
Revenue Tax: \$471.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125
 Preparer: Stephen A. Hall, 115 S. Howard St., Indianola, IA 50125, (515) 961-2509
 Taxpayer: Mark A. Dunahoo and Ann M. Dunahoo, 1403 Willow Ct., Cumming, IA 50061

For the consideration of One Dollar(s) and other valuable consideration, Nicholas D. Cain, a/k/a Nicholas Donald Cain, a single person,
do hereby Convey to
Mark A. Dunahoo and Ann M. Dunahoo, 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: See ADDENDUM A, Page 2 of 2 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 on 4/19/18

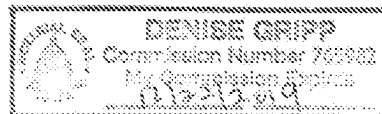
Nicholas D. Cain

Nicholas D. Cain (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on 4/19/18, by Nicholas D. Cain



Denise Griff
 Signature of Notary Public

ADDENDUM A

Real Estate Description:

Parcel "C" located in the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-Five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 39.256 acres, as shown in Plat of Survey filed in Book 2016, Page 3663 on December 2, 2016 in the Office of the Recorder of Madison County, Iowa,

Subject to a covenant running with the land reserved by the Grantors, their successors and assigns in WD filed April 1, 1994 in Book 132, Page 621, said reservation described therein as:

...a right-of-way easement upon, over and along the existing meandering lane located upon the North 200 feet of: The East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-Five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, which reservation of rights will allow the Grantor, their successors and assigns access to the real estate legally described as:

The West Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This reservation of rights shall be a covenant running with the above described real estate binding upon the parties, their successors and assigns. The right of use of this existing lane as a right-of-way shall not be exclusive to the Grantor, their successors or assigns; the Grantor, their successors and assigns shall not fence in this reserved right of way; and, the Grantor, their successors and assigns shall be responsible for the maintenance of any gates in the existing fence lines incident to the exercise of this right of access.

THE GRANTOR HEREIN RESERVES TO HIMSELF, HIS SUCCESSORS AND ASSIGNS the two (2) easements for ingress/egress identified in said Plat of Survey of Parcel "C" filed in Book 2016, Page 3663 on December 2, 2016, being legally described therein as follows:

INGRESS/EGRESS EASEMENT #1:

A 30 Foot wide Ingress/Egress Easement across Parcel C of the NE 1/4 SW 1/4 and the SE 1/4 SW 1/4 of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of said Parcel C, thence S83°23'46"W along the North line of said Parcel C, 31.34 feet to the point of beginning; thence S20°12'42"W, 116.15 feet; thence 93.84 feet along a 60 foot radius curve, concave northwesterly, whose chord is 84.56 feet and bears S65°00'57"W; thence N70°10'48"W, 236.06 feet; thence 174.13 feet along a 120 foot radius curve, concave southeasterly, whose chord is 159.25 feet and bears S68°15'08"W; thence S26°40'48"W, 31.31 feet; thence 56.97 feet along a 60 foot radius curve, concave northwesterly, whose chord is 54.85 feet and bears S53°52'49"W; thence S81°04'50"W, 283.53 feet; thence N72°15'56"W, 124.62 feet; thence N84°25'26"W, 172.53 feet; thence S86°02'13"W, 144.42 feet to point of terminus said point being on the West line of said Parcel C and being S0°21'03"W, 37.40 feet from the Northwest corner of said Parcel C.

INGRESS/EGRESS EASEMENT #2:

A 30 Foot wide Ingress/Egress Easement across Parcel C of the NE 1/4 SW 1/4 and the SE 1/4 SW 1/4 of Section 25, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, the centerline of which is more particularly described as follows:

Commencing at the Northeast corner of said Parcel C, thence S83°23'46"W along the North line of said Parcel C, 31.34 feet to the point of beginning; thence S20°12'42"W, 116.15 feet; thence S7°16'49"W, 291.35 feet; thence S57°30'50"E, 108.40 feet; thence S0°13'00"W, 584.60 feet to the point of terminus, said point being on the South line of said Parcel C and being N89°15'34"W, 15.00 feet from the Southeast corner of said Parcel C.

SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD.