



Document 2019 169

Book 2019 Page 169 Type 03 001 Pages 2

Date 1/07/2019 Time 8:56:54AM

Rec Amt \$12.00 Aud Amt \$20.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED



Return to: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273

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

Taxpayer: Nicholas W. Price, 1509 Heritage Avenue, Earlham, IA 50072

For the consideration of \$1 Dollar(s) and other valuable consideration, Nicholas W. Price and Doreen A. Price, Husband and Wife

Nicholas W. Price do hereby Convey to

the following described real estate in
Madison County, Iowa: See 1 in Addendum

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 Jan. 4, 2019

Nicholas W. Price
Nicholas W. Price (Grantor)

Doreen A. Price
Doreen A. Price (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Jan. 7, 2019, by Nicholas W. Price and Doreen A. Price



Jerrold B. Oliver
Signature of Notary Public

Addendum

1. All right, title and interest, in and to:

The North Half ($N\frac{1}{2}$) of the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$), except the East $21\frac{1}{2}$ feet thereof, of Section Thirty-one (31), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., EXCEPT a parcel of land located in the North Half ($N\frac{1}{2}$) of the Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southeast corner of the Northeast Quarter ($NE\frac{1}{4}$) of the Southwest Fractional Quarter (SE Fr. $\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa; thence along the South line of the North Half ($N\frac{1}{2}$) of said Southwest Fractional Quarter (SW Fr. $\frac{1}{4}$) North $90^{\circ}00'00''$ West 736.33 feet to the Point of Beginning; thence continuing along said South line, North $90^{\circ}00'00''$ West 588.41 feet; thence North $00^{\circ}13'47''$ East 391.83 feet; thence South $90^{\circ}00'00''$ East 590.91 feet; thence South $00^{\circ}35'42''$ West 391.85 feet to the Point of Beginning. Said parcel of land contains 5.304 acres, including 0.366 acres of county road right of way,

AND

The North Half ($\frac{1}{2}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Six (6), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

AND

South Half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

AND

The Southwest Quarter of the Northeast Quarter ($SW\frac{1}{4}NE\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter ($NW\frac{1}{4}SE\frac{1}{4}$) of Section 32, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa,

AND

The Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, subject to a Real Estate Contract from Joyce M. Price, single, to Nicholas W. Price and Doreen A. Price, recorded in Book 2007, Page 295 of the Madison County Recorder's Office, Madison County, Iowa. Doreen Price hereby assigns all of her right, title and interest in and to said Contract to Nicholas W. Price.

This deed is exempt according to Iowa Code 428A.2(21).