

Return To: Laura M. Krehbiel, Attorney at Law, 712 Orchard St. PO Box 150, Donnellson, IA 52625, (319) 835-9126

Preparer: Laura M. Krehbiel, Attorney at Law, 712 Orchard St. PO Box 150, Donnellson, IA 52625, (319) 835-9126

Taxpayer: Rick and Tami Townsend, 2800 Highway 218, Montrose, IA 52639



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Jane E. Benjamin, single

do hereby
Convey to Rick L. Townsend and Tami D. Townsend, husband and wife

as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Lee 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: _____

Jane E. Benjamin (Grantor)

(Grantor)

STATE OF OREGON, COUNTY OF LANE

This instrument was acknowledged before me on _____, by Jane E. Benjamin,
single

, Notary Public

Acknowledgment for Individuals

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____
_____.

, Notary Public

Acknowledgments for Corporation or Other Entity

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____
as _____
of _____.

, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____,
by _____
as _____
of _____.

, Notary Public

Addendum

1. Tract 2, legally described as follows:

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SIXTY-EIGHT (68) NORTH, RANGE SEVEN (7) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, LEE COUNTY, IOWA, EXCEPTING THEREFROM THE WEST TWO HUNDRED SEVEN (207) FEET OF THE EAST SIX HUNDRED SIXTY-SEVEN (667) FEET OF THE SOUTH ONE HUNDRED FIFTY-EIGHT (158) FEET;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:
AUDITOR'S PARCEL "A" BEING ALL OF THE SE ¼ OF THE NE ¼ OF SECTION 29-68-7 SOUTH OF THE CENTERLINE OF PRIMROSE ROAD, LEE COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NE ¼ OF SECTION 29; THENCE NORTH 01°41'59" WEST, ALONG THE EAST LINE OF SAID NE ¼ OF SECTION 29, A DISTANCE OF 437.17 FEET; THENCE SOUTH 35°33'13" WEST, ALONG SAID CENTERLINE OF PRIMROSE ROAD, 548.08 FEET; THENCE NORTH 88°27'33" EAST, ALONG THE SOUTH LINE OF SAID NE ¼ OF SECTION 29, A DISTANCE OF 331.77 FEET TO THE POINT OF BEGINNING CONTAINING 1.66 ACRES, MORE OR LESS, OF WHICH APPROXIMATELY 0.39 ACRE IS PUBLIC ROAD RIGHT-OF-WAY. THE ABOVE BEARINGS ARE BASED ON A SINGLE POINT INITIALIZED GPS BASED MERIDIAN AND ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.