

CONSIDERATION \$78,000

BK: 2019 PG: 3273
Recorded: 10/14/2019 at 8:25:22.0 AM
Pages 3
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$124.00
LISA SMITH RECORDER
Madison County, Iowa

SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Dean Hoag Jr., Esq., 3600 Army Post Rd. Suite 300, Des Moines, IA 50321

Phone: 515-244-6119

Taxpayer Information: (name and complete address)

Robert Hughes and Robin Ann Hughes, 1936 Nature Trail, Winterset IA 50273

Return Document To: (name and complete address)

Robert Hughes and Robin Ann Hughes, 1936 Nature Trail, Winterset IA 50273

Grantors:

U.S. Bank National Association

Grantees:

Robert Hughes and Robin Ann Hughes

Legal Description: see page 2

Document or instrument number of previously recorded documents: -

SPECIAL WARRANTY DEED

For the consideration of Seventy Eight Thousand Dollars (\$78,000.00) and other valuable consideration, U.S. Bank National Association does hereby Convey to Robert Hughes and Robin Ann Hughes, 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 Exhibit A, attached hereto and incorporated herein

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: September 17, 2019

U.S. Bank National Association

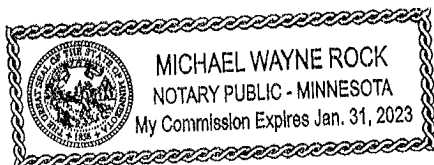
By: 

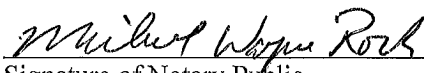
Name: Jane F. Byrkit

Its: Officer

State of Minnesota, County of Hennepin, ss.

On this 17 of September in the year of 2019, before me, the undersigned, a notary public in and for said state, personally appeared Jane F. Byrkit, known or identified to me to be the Officer of U.S. Bank National Association and acknowledged to me that they executed this document on behalf of U.S. Bank National Association.




Signature of Notary Public

Legal Description

PARCEL "A" LOCATED IN THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27), WEST OF THE 5TH P.M., MADISON COUNTY, IOWA (AS SHOWN ON THE PLAT OF SURVEY FILED JULY 28, 1995 IN BOOK 2, PAGE 596), MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION TWENTY (20), TOWNSHIP SEVENTY-SIX (76) NORTH, RANGE TWENTY-SEVEN (27) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA; THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4), NORTH 00 DEGREES 09'33" EAST 821.21 FEET; THENCE SOUTH 89 DEGREES 57'35" EAST 159.13 FEET; THENCE SOUTH 00 DEGREES 09'33" WEST 821.21 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 57'35" WEST 159.13 FEET TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINS 3.000 ACRES, INCLUDING 0.093 ACRES OF COUNTY ROAD RIGHT OF WAY.