

Document 2020 1584

Book 2020 Page 1584 Type 03 001 Pages 2 Date 5/11/2020 Time 10:10:06AM Rec Amt \$12.00 Aud Amt \$10.00 INDX Rev Transfer Tax \$912.00 ANNO **SCAN** Rev Stamp# 149 DOV# 149

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Keturn document to and mail tax statements to:

ROBERTA J. BRIGHTMAN, 17130 Mouming Dove Drive, Eartham, Iowa 50072

File #MAC (rfb)

\$570,180

WARRANTY DEED

Legal:

An undivided one-quarter interest in and to:

The North Fractional Half of the Northeast Quarter (N ½ NE ¼) of Section 2, Township 74 North, Range 29, West of the 5th P.M., and the South Half of the Southeast Quarter (S 1/2 SE 1/4) of Section 35 Township 75 North, Range 29, West of the 5th P.M., Madison County. lowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) and in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 35, containing 11.14 acres, as shown in Plat of Survey filed December 24, 2003 in Book 2003, Page 7490 of the Office of the Recorder of Madison County. lowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Ronald M. Hughes and Carolyn W. Hughes, a married couple, do hereby convey the above-described real estate to Roberta J. Brightman, Trustee of the Roberta J. Brightman Revocable Trust.

For revenue stamps, see Trustee's Warranty Deed recorded in Book, Page	
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SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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.

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STATE OF <u>COLORADO</u>) SS:	Dated:, 2020
COUNTY OF BOULDER)	V
On this day of MAY, 2020, before me the undersigned, a Notary Public in and for said State, personally appeared Ronald M. Hughes and Carolyn W. Hughes a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged	Ronald M. Hughes Carolyn W. Hughes Carolyn W. Hughes
that those persons executed the same as their voluntary act and deed.	Carolyn W. Hughes
Notary Public in and tos said State	

TAMARA KELLY PILZ STUTZMAN NOTARY PUBLIC STATE OF COLORADO NOTARY ID 19994033474 COMMISSION EXPIRES NOVEMBER 19, 2021