

Document 2020 1587

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INDX ANNO SCAN

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

Return document to and mail tax statements to:

ROBERTA J. BRIGHTMAN, 17130 Mourning Dove Drive, Earlham, Iowa 50072

File #MAC (rfb)

WARRANTY DEED

Legal:

An undivided one-half interest in and to:

The North Fractional Half of the Northeast Quarter (N ½ NE ½) of Section 2, Township 74 North, Range 29, West of the 5th P.M., and the South Half of the Southeast Quarter (S ½ SE ½) of Section 35 Township 75 North, Range 29, West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter of the Southeast Quarter (SW ½ SE ½) and in the Southeast Quarter of the Southeast Quarter (SE ½ SE ½) 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, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Daniel J. Downs and Gretchen Gabbert Downs, a married couple**, do hereby convey the above-described real estate to **Roberta J. Brightman**, **Trustee of the Roberta J. Brightman Revocable Trust**.

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.

STATE OF <u>Texas</u>)) SS: COUNTY OF <u>Tarrant</u>)	Dated: <u>5- May - 2020</u> , 2020
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before me the undersigned, a Notary Public in and for said State, personally appeared Daniel J. Downs	Daniel J. Downs
and Gretchen Gabbert Downs, a married couple, to me known to be the identical persons named in and who executed the foregoing instrument and	Gulthe Dabbert Journs
acknowledged that those persons executed the same as their voluntary act and deed.	Gretchen Gabbert Downs
Donna Jones Notary Public in and for said State	NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 05/09/2020 NOTARY ID 1074812-2