



Document 2021 411

Book 2021 Page 411 Type 03 001 Pages 2

Date 2/02/2021 Time 12:37:50PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$719.20

Rev Stamp# 38 DOV# 41

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

#450,000

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Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (6141RSS)

Return To: Jeff J. Rubino, 3911 150th Street, Urbandale, IA 50323

Taxpayer Information: Jeff J. Rubino, 3911 150th Street, Urbandale, IA 50323

WARRANTY DEED

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For the consideration of One (\$1.00) Dollar and other valuable consideration, **Dennis F. Crase and Cindy L. Crase, a married couple**, do hereby Convey to **Jeffrey J. Rubino and Tami R. Rubino, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

The Southwest Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following-described tracts, to-wit:

1. That part of Parcel "H" located therein, as shown in Plat of Survey filed in Book 2010, Page 2840 on November 10, 2010 in the Office of the Recorder of Madison County, Iowa;
2. Parcel "G" located in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section One (1), containing 3.12 acres, as shown in Plat of Survey filed in Book 2009, Page 766 on March 17, 2009 in the Office of the Recorder of Madison County, Iowa;
3. That part of Parcel "K" located therein, as shown in Plat of Survey filed in Book 2017, Page 3151 on October 5, 2017, in the Office of the Recorder of Madison County, Iowa;



AND a tract of land located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1), more particularly described as follows: Commencing at the Southwest corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section One (1) and running thence North 13.45 chains, thence South 19°10' East, 5 chains, thence South 44°32' East 5.35 chains, thence South 16°49' East 5.09 chains to a point 6.86 chains East of the place of beginning, thence West to the place of beginning, containing 4.40 acres more or less; AND a tract of land located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1), containing 15 acres, and more particularly described as follows: Commencing at a point 56 rods West of the Northeast corner of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1) and running thence West 24 rods, thence South 80 rods, thence East 36 rods, thence Northwesterly in a straight line to the place of beginning, EXCEPT that part of Parcel "K" located therein, as

shown in Plat of Survey filed in Book 2017, Page 3151 on October 5, 2017, in the Office of the Recorder of Madison County, Iowa; AND all that part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section One (1) lying and being West and South of the public highway as now established and traveled through said 40-acre tract, EXCEPT the following described tract of land, to-wit: Commencing at a point 24 rods East of the Northwest corner of said 40-acre tract, running thence West 24 rods, thence South 80 rods, thence East 36 rods, thence in a northwesterly direction to the point of beginning. Subject to all covenants, restrictions and easements of record.

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: 1-29-21

Dennis F. Crase
Dennis F. Crase

Cindy L. Crase
Cindy L. Crase

STATE OF IA

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COUNTY OF Polk

)ss:

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This record was acknowledged before me on January 29 2021, by Dennis F. Crase and Cindy L. Crase, a married couple.

Marcia Munger
Notary Public in and for said State

