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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

✓ **Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Darlene M. Price
1652 - 135th Street
Earlham, Iowa 50072

✍ **Return Document To:** (Name and complete address)

Darlene M. Price
1652 - 135th Street
Earlham, Iowa 50072

Grantors:

Darlene M. Price

Grantees:

James A. Goforth

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ----One Dollar (\$1.00)
Dollar(s) and other valuable consideration,
DARLENE M. PRICE, a single person,

do hereby Convey to
JAMES A. GOFORTH

the following described real estate in Madison County, Iowa:

That part of the Southeast Quarter (1/4) of Section 19, in Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Northwest Corner of the Southeast Quarter of said Section 19, thence on an assumed bearing of South 89°15'55" East along the North line of said Southeast Quarter (1/4) 353.02 feet; thence South 00°44'05" West 33.00 feet to the South right of way line of a Madison County Highway; thence South 28°59'55" West 262.83 feet; thence South 15°07'57" West 339.24 feet; thence South 00°38'20" West 258.15 feet; thence North 89°21'40" West 143.22 feet to the West line of said Southeast Quarter (1/4); thence North 00°38'20" East along said West line 851.47 feet to the Northwest Corner of said Southeast Quarter and the Point of Beginning. Said tract contains 4.06 acres and is subject to a Madison County Highway Easement over the Northerly 0.27 acres thereof.

Grantor hereby reserves unto herself a life estate in and to the above described real estate.

This is a transfer between parent and child for monetary consideration of less than \$500 and for the private partition of property; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements.

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.

STATE OF IOWA
COUNTY OF MADISON

Dated: July 16, 2009

This instrument was acknowledged before
me on July 16, 2009 by
Darlene M. Price

Darlene M. Price
Darlene M. Price (Grantor)

Samuel H. Braland
Samuel H. Braland, Notary Public

(Grantor)

(Grantor)

(Grantor)



(This form of acknowledgment for individual grantor(s) only)