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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Several Grantors)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 102
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

\$137,500.00

Taxpayer Information: (Name and complete address)

Josh J. Anderson and Amy B. Anderson, 226 Main St., Apt. 2B, St. Charles, IA 50240

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273
Phone: (515) 462-4912

Grantors:

Harlan R. Wetzel
Cindy S. Wetzel
Marjorie M. Wetzel

Grantees:

Josh J. Anderson
Amy B. Anderson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of One Hundred Thirty-Seven Thousand Five Hundred 00/100ths -----(\$137,500.00)
Dollar(s) and other valuable consideration,
Harlan R. Wetzel and Cindy S. Wetzel, Husband and Wife; and Marjorie Wetzel, a Single Person,

do hereby Convey to
Josh J. Anderson and Amy B. Anderson, 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:

Parcel "C" located in the Northeast Quarter (¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.40 acres, as shown in Amended Plat of Survey filed in Book 2009, Page 1731, on June 3, 2009 in the Office of the Recorder of Madison County, Iowa.



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: June 10, 2009

<u>Harlan R. Wetzel</u> Harlan R. Wetzel	(Grantor)	_____	(Grantor)
<u>Cindy S. Wetzel</u> Cindy S. Wetzel	(Grantor)	_____	(Grantor)
<u>Marjorie M. Wetzel</u> Marjorie M. Wetzel	(Grantor)	_____	(Grantor)
_____	(Grantor)	_____	(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 10, 2009, by Harlan R. Wetzel, Cindy S. Wetzel and Marjorie M. Wetzel



Brenna K. Garvey
Brenna K. Garvey, Notary Public