



Document 2009 2538

Book 2009 Page 2538 Type 03 001 Pages 1
Date 8/10/2009 Time 2:23 PM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$359.20
Rev Stamp# 192
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO ✓
SCAN
CHEK

MCA
\$225,000.00

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Ryan Eugene Burger and Erica Ann Burger
1573 Fawn Ave., Earlham, IA 50072

Return to: Ryan Eugene Burger and Erica Ann Burger
1573 Fawn Ave., Earlham, IA 50072

WARRANTY DEED – JOINT TENANCY

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Jerry D. Burger and Kathleen A. Burger, husband and wife, (Grantors) do hereby Convey to Ryan Eugene Burger and Erica Ann Burger, husband and wife, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel B – a Part of the SE 1/4 of Section 35 Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa described as follows: Beginning at an iron pin that is S 00°12'12" E a distance of 314.12' from the East 1/4 corner of said Section 35; thence S 00°12'12" E a distance of 1202.43'; thence N 88°54'54" W a distance of 354.46'; thence N 00°16'01" W a distance of 1202.46'; thence S 88°54'54" E a distance of 355.79'; to the point of beginning, having an area of 9.800 acres including 0.82 acres of County road right of way easement;

subject to any easements and restrictions of record.

This deed is given in satisfaction of a certain contract dated February 15, 2008, and filed for record in the Office of the Recorder of Madison County, Iowa, on February 29, 2008, in Book 2008 at Page 664, (which contract is duly merged herein). All general warranties and covenants herein extend to and including the date of execution only; thereafter, grantors warrant title only as against themselves and all parties claiming by, through or under said grantors or either of them.

Document or instrument number of previously recorded documents: _____

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 DALLAS, ss: Dated: February 21, 2008

This instrument was acknowledged before me on February 21, 2008, by Jerry D. Burger (Grantor)

Jerry D. Burger and Kathleen A. Burger, husband and wife, (Grantor)

Rebecca J. Anderson, Notary Public (Grantor)

