



Document 2009 2658

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Date 8/21/2009 Time 2:45 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$471.20

Rev Stamp# 206 DOV# 218

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ mca - zp

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 453-4690

Return to:

Bruce Holtry and Sharon Holtry, 2220 Rustic Ave, Winterset, IA 50273

Mail tax statements to:

Bruce Holtry and Sharon Holtry, 2220 Rustic Ave, Winterset, IA 50273

File # 18731 (dv)

\$295,000.00

WARRANTY DEED

Legal:

The Northwest Fractional Quarter (1/4) of ^{*}Section One (1), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "G" located in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section One (1), containing 3.000 acres, including 0.504 acres of County Road right-of-way, as shown in Plat of Survey filed in Book 2001, Page 3165 on July 20, 2001, in the Office of the Recorder of Madison County, Iowa.



* the Northwest Quarter (1/4) of

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Linda K. Brittain, a single person**, does hereby convey unto **Bruce Holtry and Sharon Holtry, husband and wife**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

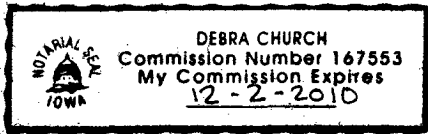
STATE OF IOWA)

COUNTY OF Polk)

SS:

On this 19 day of August, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared **Linda K. Brittain, a single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Debra Church
Notary Public in and for said State



Dated: 8-19-09

Linda K. Brittain
Linda K. Brittain