



Document 2009 3155

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Date 10/16/2009 Time 1:45 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$394.40

Rev Stamp# 263 DOV# 277

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return to:

ESCROW PROFESSIONAL COMPANY, 1401 – 50th Street • Suite 105, West Des Moines, Iowa 50266-5924

Mail tax statements to:

DANIEL AND ANNE DOUD, 1723 Creamery Road, Dexter, Iowa

File # 09040363 CO (rfb)

\$247,000.00

WARRANTY DEED



Legal: **The Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 7, Township 76 North, Range 29, West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of said Section 7, Containing 10.00 acres, as shown in Amended Plat of Survey filed in Book 2004, Page 867 on March 1, 2004, in the Office of the Recorder of Madison County, Iowa**

Address: 1723 Creamery Road, Dexter, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael J. Zweigart, a single person**, does hereby convey unto **Daniel Vincent Doud and Anne Marie Doud, a married couple**, 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

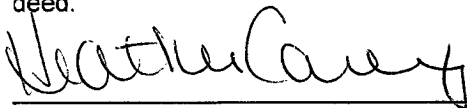
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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)

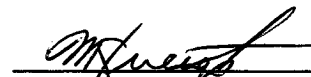
COUNTY OF Polk) SS:

On this 22nd day of September, 2009,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Michael J. Zweigart**,
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.



Notary Public in and for said State

Dated: Sept. 22, 2009, 2009


Michael J. Zweigart

Heather Carey
Iowa Notarial Seal
Commission Number 735875
My Commission Expires 8/3/2011