

Document 2008 1044

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$63.20

Rev Stamp# 105

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓
ANNO ✓
SCAN
CHEK



WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Lewis H. Jordan, Post Office Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Paul D. Welch, 1612 West Summit, Winterset, IA 50273

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

Paul D. Welch, 1612 West Summit, Winterset, IA 50273

Grantors:

Larry M. Welch

Nancy E. Welch

Nancy M. Breikreutz

Leland Breikreutz

Grantees:

Paul D. Welch

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of -----\$40,000.00-----

Dollar(s) and other valuable consideration,

Larry M. Welch and Nancy E. Welch, Husband and Wife; and Nancy M. Breitreutz and Leland Breitreutz, Husband and Wife,

do hereby Convey to
Paul D. Welch

the following described real estate in Madison County, Iowa:

An undivided two-thirds interest in and to the following-described real estate: Commencing at the northeast corner of Section Two (2), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and running thence South 100 rods, thence West 16 rods, thence North 100 rods, thence East 16 rods to the place of beginning.

This Deed is given in fulfillment of a Real Estate Contract dated August 6, 1987, and filed for record on August 31, 1987; in Book 123, Page 493, in the Office of the Recorder of Madison County, Iowa. Therefore, no Declaration of Value or Ground Water Statement is required.

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: January 23 2008

Larry M. Welch (Grantor), _____ (Grantor)

Nancy E. Welch (Grantor) _____ (Grantor)

Nancy M. Breitreutz (Grantor) _____ (Grantor)

Leland Breitreutz (Grantor) _____ (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on February 15 2008, by
Larry M. Welch and Nancy E. Welch

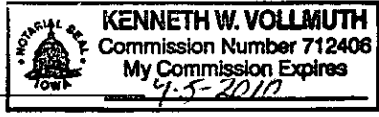
Carol Kiernan
Carol Kiernan, Notary Public



STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on January 23, 2008, by
Nancy M. Breitreutz and Leland Breitreutz

Kenneth W. Vollmuth
Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by _____

_____, Notary Public