

Document 2008 1290

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$143.20

Rev Stamp# 125 DOV# 121

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

TICA

Preparer Information: (name, address and phone number)

David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

Taxpayer Information: (name and complete address)

KENNETH K. COUGHLIN, 414 S. East Street, Macksburg, IA 50155

Return Document To: (name and complete address)

KENNETH K. COUGHLIN, 414 S. East Street, Macksburg, IA 50155

Grantors:

BENJAMIN D. WAGNER, a/k/a Benjamin David Wagner, and
SHAWNA L. WAGNER, a/k/a Shawna Lynn Wagner,

Grantees:

KENNETH K. COUGHLIN

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

\$90,000.00

David L. Jungmann

WARRANTY DEED

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, BENJAMIN D. WAGNER, a/k/a Benjamin David Wagner, and SHAWNA L. WAGNER, a/k/a Shawna Lynn Wagner, husband and wife, do hereby Convey to KENNETH K. COUGHLIN the following described real estate in Madison County, Iowa:


A parcel of land in the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., City of Macksburg, Madison County, Iowa, more particularly described as follows: Beginning at the West Quarter ($\frac{1}{4}$) Corner of Section Fifteen (15), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence along the West line of the Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section Fifteen (15), North 00°00'00", 1,320.00 feet to the Northwest corner of said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), thence along the North line of said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), North 89°57'18" East, 268.61 feet, thence South 00°00'00", 1,320.00 feet to the South line of said Southwest Quarter of the Northwest Quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), thence South 89°57'18" West, 268.61 feet to the point of beginning, said parcel of land contains 8.140 acres including 1.638 acres of Public Road Right-of-Way.

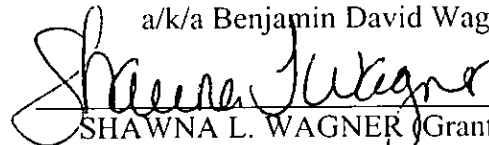


Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: April 11, 2008.


BENJAMIN D. WAGNER (Grantor)
a/k/a Benjamin David Wagner


SHAWNA L. WAGNER (Grantor)
a/k/a Shawna Lynn Wagner

STATE OF IOWA, COUNTY OF MADISON, ss:

This instrument was acknowledged before me on April 11, 2008, by Benjamin D. Wagner, a/k/a Benjamin David Wagner, husband of Shawna L. Wagner, a/k/a Shawna Lynn Wagner.



Michael S. Watts, Notary Public

STATE OF IOWA, COUNTY OF MADISON, ss:

This instrument was acknowledged before me on April 11, 2008, by Shawna L. Wagner, a/k/a Shawna Lynn Wagner, wife of Benjamin D. Wagner, a/k/a Benjamin David Wagner.



Michael S. Watts, Notary Public