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LISA SMITH, COUNTY RECORDER
MADISON IOWA

TMC

Prepared By: James L. Bergkamp, Jr., ISBA#15470
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Telephone: 515-993-1000

Send Tax David R. Verdi
Statement To: 2419 - 160th St., Van Meter, IA 50261

Return to: First American Escrow of Iowa, Attn: Lindsey Strable
10641 Justin Dr., Urbandale, IA 50322

\$200,000.00

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, MELANIE L. VIVONE, A SINGLE PERSON, (Grantor) does hereby convey to DAVID R. VERDI, A SINGLE PERSON, (Grantee) the following described real estate in Madison County, Iowa:

Parcel "B", located in the SW ¼ of the SW ¼ of Section 33, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, containing 16.189 acres, as shown in Plat of Survey filed in Book 3, Page 125 on September 10, 1997, in the office of the Recorder of Madison County, Iowa, and Parcel "L" located in the SW ¼ of the SW ¼ of said Section 33, containing 3.004 acres, as shown in Plat of Survey filed in Book 2008, Page 929 on March 20, 2008 in the Office of the Recorder of Madison County, Iowa.



Subject to any easements and restrictions of record.

Grantors do hereby Covenant with the 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, according to the context.

STATE OF IOWA, Polk COUNTY, ss:

Dated this 11th day of April, 2008.

Subscribed and sworn to before me by Melanie L. Vivone, a single person, this 11th day of April, 2008.

Lindsey Strable
Notary Public in and for the State of Iowa

Melanie L. Vivone
Melanie L. Vivone (Grantor)

