

Document 2008 2169

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$367.20
Rev Stamp# 224 DOV# 220

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

VVA
This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

8973AL
Phone # (515) 224-8885

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50th Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

JOSH BRADSHAW, 2225 152nd St, Winterset, Ia 50273

File #VKW (smp)08030085

\$230,000.00

WARRANTY DEED

Legal:

A tract of land in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty-one (31) in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 10.000 acres, as shown in Plat of Survey filed in Book 2, Page 104 on April 19, 1988, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "A" in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of said Section Thirty-one (31), containing 2.669 acres, as shown in Plat of Survey filed in Book 3, Page 159 on November 25, 1997, in the Office of the Recorder of Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Troy Havener and Victoria Havener, husband and wife**, do hereby convey unto **Josh Bradshaw, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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.

STATE OF IOWA)

COUNTY OF Pick) SS:

On this 26 day of June, 2008,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Troy Havener and
Victoria Havener, husband and wife**, to me known
to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that those persons executed the same as their
voluntary act and deed.

Betsy Haas-Reineck
Notary Public in and for said State

Dated: 26 June, 2008

Troy O. Havener
Troy Havener

Victoria Havener
Victoria Havener

