

Document 2008 2709

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LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Copy

Preparer Information: (Name, address and phone number)

Charles W. Hendricks, 1701 48th St., Ste 290, West Des Moines, IA 50266, Phone:
(515) 222-9900

\$150,000.00

Taxpayer Information: (Name and complete address)

Brandon Rudolf; 2911 Homestead Avenue, Lorimor, IA 50149

Return Document To: (Name and complete address)

Brandon Rudolf; 2911 Homestead Avenue, Lorimor, IA 50149

Grantors:

Benjamin H. Johnson
Jessica L. Travis

Grantees:

Brandon Rudolf

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar (\$1.00) Dollar(s) and other valuable consideration,
Benjamin H. Johnson, a single person and Jessica L. Travis, a single person

do hereby Convey to
Brandon Rudolf, a married person

the
following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 29.3140 acres as shown in Plat of Survey filed in Farm Plat Book 1, Page 325 on May 31, 1985, in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 14.668 acres, as shown in Plat of Survey filed in Book 2001, Page 1069 on March 20, 2001, in the Office of the Recorder of Madison County, Iowa.



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: 9-5-08

[Signature]
Benjamin H. Johnson (Grantor)
JOHNSTON

[Signature]
Jessica L. Travis (Grantor)
TRAVIS

(Grantor)

(Grantor)

STATE OF IOWA COUNTY OF POLK

This instrument was acknowledged before me on 9-5-08 by Benjamin H. Johnson, a single person and Jessica L. Travis, a single person

[Signature]

Notary Public

