

Document 2008 2818

Book 2008 Page 2818 Type 03 001 Pages 2

Date 9/17/2008 Time 1:09 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 294 DOV# 294

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

MCA
This instrument prepared by:

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

Phone # (515) 224-8885

Return to:

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

Mail tax statements to:

BRIAN HART, 13320 Ashleaf Drive, Clive, Iowa 50325

File #VKW (rfb)08030173

\$50,000.00

WARRANTY DEED

Legal:

Parcel "H" located in the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section 15, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, containing 6.237 acres, as shown in Plat of Survey filed in Book 2003, Page 5557 on September 17, 2003 in the Office of the Recorder of Madison County, Iowa



AND

Parcel "K" located in the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section 15, Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa, containing 2.96 acres, as shown in Plat of Survey filed in Book 2006, Page 2481 on June 16, 2006 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, **Dustin C. Wearmouth and Pamela Sue Wearmouth, husband and wife**, do hereby convey unto **Brian Hart, as Trustee of the Brian Hart Living Trust**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

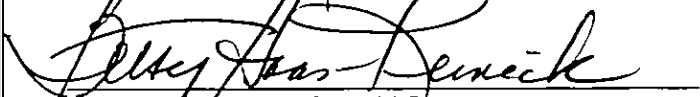
Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above 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 Madison) SS:

On this 16 day of September, 2008, before me the undersigned, a Notary Public in and for said State, personally appeared **Dustin C. Wearmouth and Pamela Sue Wearmouth, 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.


Notary Public in and for said State

Dated: September 16, 2008


Dustin C. Wearmouth


Pamela Sue Wearmouth

