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INDX ✓

ANNO ✓

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CHEK

LISA SMITH, COUNTY RECORDER

MADISON IOWA



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Charles H. Fagen, 502 15th St., Box 250, Dallas Center, IA 50063, Phone: (515) 992-3728

Taxpayer Information: (Name and complete address)

Betty L. Clayton, 319 N. 11th Street, Adel, Iowa 50003

Return Document To: (Name and complete address)

Charles H. Fagen, 502 15th St., Box 250, Dallas Center, IA 50063, Phone: (515) 992-3728

Grantors:

Raccoon Valley Bank

Grantees:

Howard K. Clayton Estate ✓

Betty L. Clayton

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One
Dollar(s) and other valuable consideration,
RACCOON VALLEY BANK,
as Successor to RACCOON VALLEY STATE BANK,
an Iowa corporation,

do hereby Convey to
An undivided one-half (1/2) interest to BETTY L. CLAYTON, a widow not since remarried, and
an undivided one-half (1/2) interest to the HOWARD K. CLAYTON ESTATE,

the following described real estate in Madison County, Iowa:

A parcel of land in the Southwest Quarter of the Northwest Quarter of Section Three (3), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the West Quarter Corner of Section 3, Township 77 North, Range 28 West of the 5th P.M., thence North 90°00'00" East, 945.00 feet along the Quarter Section Line to the point of beginning; thence continuing North 90°00'00" East, 268.20 feet; thence North 00°30'57" West, 248.99 feet; thence North 15°22'27" West, 199.54 feet; thence North 90°00'00" West, 204.93 feet; thence South 01°03'18" West, 441.45 feet to the point of beginning. Said parcel contains 2.543 acres including 0.246 acres of county road right of way.

Seller warrants title from August 25, 2000, to the date of recording this instrument as provided for in the original Real Estate Contract-Installments. This deed is in full satisfaction of the Real Estate Contract-Installments recorded on August 25, 2000, in Book ~~2000~~ at Page ~~5685~~ in the office of the **Madison** County Recorder and all subsequent modifications. 142 883

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 Dallas

Dated: July 17, 2007

This instrument was acknowledged before me on July 17, 2007 by

Robert A. Baird
Robert A. Baird, President (Grantor)

Thomas W. Book
Thomas W. Book, Assistant Vice President (Grantor)

Helen D. Haskenson Notary Public



(This form of acknowledgment for individual grantor(s) only)

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF IOWA, COUNTY OF DALLAS : ss.

On this 17th day of July, 2007, before me, the undersigned, a Notary Public in and for the said State, personally appeared Robert A. Baird and Thomas W. Book, to me personally known, who being by me duly sworn, did say that they are the President and Assistant Vice President, of Raccoon Valley Bank executing the within and foregoing instrument to which this is attached, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Robert A. Baird and Thomas W. Book as such officers acknowledge the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Kathleen D. Harbison
_____, Notary Public
in and for said State

