

Document 2008 3400

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$81.60

Rev Stamp# 360 DOV# 363

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓
ANNO
SCAN
CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273,
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Carl Alvin Barr, III, 2885 235th Street, St. Charles, Iowa 50240

\$51,100.00

✓ **Return Document To:** (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273,
Phone: (515) 462-4912

Grantors:

Clarence Lowden

Grantees:

Carl Alvin Barr, III

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Fifty-One Thousand One Hundred and 00/100ths Dollar(s) and other valuable consideration,
Clarence Lowden, a Single Person,

do hereby Convey to
Carl Alvin Barr, III,

the
following described real estate in MADISON County, Iowa:

A tract of land described as follows: Commencing on the quarter section line at a point 1805 feet East of the Southwest Corner of the Northeast Quarter (1/4) of Section Seven (7) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, running thence North 201 feet, thence Westerly 149 feet, thence North 243 feet 4 inches, thence Easterly 384 feet, thence South 435 feet 3 inches to the South line of said quarter section, thence Westerly along said quarter section line to the point of beginning, containing 3.15 acres, more or less.



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: November 13, 2008

Clarence Lowden
Clarence Lowden (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on November 13, 2008, by Clarence Lowden, a Single Person

Connie Harvey
Notary Public

