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Rev Stamp# 514 D0V# 608

MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON IOWA

This instrument prepared by:

MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

FIRST REALTY, 3501 Westown Parkway, West Des Moines, Iowa 50266

TIFFANY BUCKLAND, 1068 – 150<sup>TH</sup> ST. DEXTER, IOWA 50070

COMPARED. (SAS) PH # (515) 453-4681

COMPUTER. 1

RECORDED\_\_\_\_

File #151411025

MCA \$ 80,000.00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, ERIC L. HAUSCHILDT AND SUSAN J. HAUSCHILDT, BOTH SINGLE PERSONS, do hereby convey unto TIFFANY A. BUCKLAND, a single person, the following-described real estate in MADISON County, Iowa:

PARCEL "A" IN THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION THIRTY-ONE (31) TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-NINE (29) WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA, CONTAINING 3.000 ACRES AS SHOWN IN PLAT OF SURVEY FILED IN BOOK 3, PAGE 101 ON AUGUST 29, 1997 IN THE OFFICE OF THE RECORDER OF MADISON COUNTY, IOWA

## SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, 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 relinquish 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 )	Dated: 12-3-4
) SS:	·
COUNTY OF )	
On this <u>3</u> day of <u>Deco</u> , 2004,	Zand M
before me the undersigned, a Notary Public in and for said State, personally appeared ERIC L.	ERIC L. HAUSCHILDT
HAUSCHILDT AND SUSAN J. HAUSCHILDT,	,
BOTH SINGLE PERSONS, to me known to be the identical persons named in and who	0 //
executed the foregoing instrument and	Sugar asset
acknowledged that they executed the same as their voluntary act and deed.	SUSAN J. HAUSCHILDT

ublic in and for the State of Iowa

