

Document 2006 398

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Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$37.60
Rev Stamp# 42 DOV# 39

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
COMPARED

ENTERED FOR TAXATION
THIS 30 DAY OF Feb 2006
Michelle Utsler
AUDITOR
Dubby Carkey
DEPUTY AUDITOR



\$24,000.⁰⁰

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Stephen A. Hall; Hall & Schlenker Law Firm
P.O. Box 357; 115 S. Howard, Indianola, IA 50125 (515) 961-2509

Taxpayer Information: (Name and complete address)

Rick Young and Larry Young
407 Carpenter St., St. Charles, IA 50240

Return Document To: (Name and complete address)

~~Stephen A. Hall
P.O. Box 357
Indianola, IA 50125~~

*RICK YOUNG
407 CARPENTER ST
ST CHARLES, IA 50240*

Grantors:

Gary A. Vetter
Dawn R. Vetter

Grantees:

Rick Young
Larry Young

Legal description: See Page 2

Document or instrument number of previously recorded documents:

Preparer Information Stephen A. Hall, 115 South Howard Street, Indianola, (515) 961-2509
Individual's Name Street Address City Phone



Address Tax Statement: Rick Young and Larry Young
407 Carpenter, St. Charles, IA 50240

SPACE ABOVE THIS LINE
FOR RECORDER

WARRANTY DEED

For the consideration of one
Dollar(s) and other valuable consideration,
Gary A. Vetter and Dawn R. Vetter, husband and wife,

do hereby Convey to
Rick Young and Larry Young

the following described real estate in MADISON County, Iowa:
See Attached Addendum

Subject to easements of record.

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.

STATE OF IOWA

Dated: January 14, 2006

Madison COUNTY, ss:

On this 14th day of January,
2006; before me, the undersigned, a Notary Public in and for said State, personally appeared Gary A. Vetter and Dawn R. Vetter

Gary A. Vetter
Gary A. Vetter (Grantor)

Dawn R. Vetter
Dawn R. Vetter (Grantor)

to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Linda K. Dutton

LINDA K. DUTTON
Commission Number 725848
My Commission Expires 11-20-06

Notary Public

(Grantor)

(Grantor)

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

ADDENDUM

A tract of land commencing at the Southeast corner of the West Half ($\frac{1}{2}$) of the North Five (5) acres of the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Eleven (11) and running thence South 85° West, along the South line of said 5 acres and parallel to the North line of said 40 acre tract, a distance of 660 feet to the West line of said 40 acre tract, thence South 165.0 feet along the East line of the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section, thence South 85° West parallel with the North line of said last described 40 acre tract, 855 feet to the East line of the county road, thence North $3^{\circ}20'$ East, along the East line of said county road 860 feet, thence South $87^{\circ}21'$ East 309 feet; thence North $02^{\circ}59'$ East 100 feet; thence North $76^{\circ}45'$ East 171 feet; thence South $75^{\circ}30'$ East 99 feet; thence South $52^{\circ}38'$ East 330 feet; thence South $17^{\circ}1'$ East 245 feet; thence South $78^{\circ}6'$ East 94 feet; thence North $47^{\circ}1'$ East 200 feet; thence North $22^{\circ}48'$ East 245 feet; thence South $81^{\circ}58'$ East 220 feet; thence South to the point of beginning, containing 20.77 acres, more or less in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, **EXCEPT** Parcel "C" located in the Northwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11), containing 3.838 acres, as shown in Plat of Survey filed in Book 2005, Page 5366 on November 4, 2005, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** any part thereof that lies within the Southwest Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of said Section Eleven (11).