

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPUTER
RECORDED
CO: PAID

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 Jerrold B. Oliver ISBA # 04132 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Address Tax Statement: Steven L. McClallen and Martha L. McClallen, 1185 County Road 700 N, Eureka, IL 61530



\$206,500.00

WARRANTY DEED

For the consideration of Two hundred six thousand five hundred Dollar(s) and other valuable consideration,
Scott Clayton and Maja Clayton, Husband and Wife

do hereby Convey to
Steven L. McClallen and Martha L. McClallen

the following described real estate in Madison County, Iowa:

The West Fractional Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed for road purposes, AND EXCEPT Parcels "A" and "B" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-one (31), as shown in Plat of Survey filed in Book 2, Page 427 on December 16, 1993, in the Office of the Recorder of Madison County, Iowa



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: 10-13-06

Scott Clayton (Grantor)

Maja Clayton (Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on 10-13, 2006, by Scott Clayton and Maja Clayton, Husband and Wife

BRET A. SMITH
Commission Number 709489
My Commission Expires
4-20-07

Bret A. Smith
, Notary Public