

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

COMPLETED	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
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©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - January 2006	James E. Van Werden ISBA # AT0008163	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
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Return Document to: James E. Van Werden, 1009 Main Street, P.O. Box 99, Adel, IA 50003, Phone: (515) 993-4545
 Preparer Information: James E. Van Werden, 1009 Main Street, P.O. Box 99, Adel, IA 50003, Phone: (515) 993-4545
 Address Tax Statement: John L. Hanrahan, 3321 190th Street, Prole, IA 50229



\$93,000

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
John L. Hanrahan and Linda Hanrahan, husband and wife

do hereby Convey to
Ryan Paul Hanrahan

the following described real estate in Madison County, Iowa:

See I in Addendum

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.

John L. Hanrahan (Grantor) Dated: Nov. 29th, 2006 (Grantor)
 John L. Hanrahan

Linda Hanrahan (Grantor) (Grantor)
 Linda Hanrahan

STATE OF IOWA COUNTY OF Dallas

This instrument was acknowledged before me on Nov 29th 2006 by John L. Hanrahan and Linda Hanrahan, husband and wife



JAMES E. VAN WERDEN
 COMMISSION # 403517
 MY COMMISSION EXPIRES
4/5/09

James E. Van Werden
 Notary Public

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

Addendum

1. Parcel "B" in the Southwest Fractional Quarter and the Southeast Fractional Quarter, all in the Southwest Quarter of Section 13, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa, more particularly described as follows:



Commencing at the Southeast Corner of the Southwest Fractional Quarter of the Southwest Quarter of Section 13, Township 76 North, Range 26 West of the 5th P.M., Madison County, Iowa; thence North $00^{\circ}40'06''$ West 902.51 feet along the East line of said Southwest Fractional Quarter of the Southwest Quarter to the Point of Beginning on the centerline of county road; thence South $73^{\circ}43'03''$ West 600.40 feet along said centerline; thence Westerly 25.11 feet along a 440.74 feet radius curve concave Northerly with 25.11 foot chord bearing South $75^{\circ}20'59''$ West along said centerline; thence North $02^{\circ}27'16''$ West 261.96 feet; thence North $73^{\circ}43'03''$ East 662.61 feet to a point on the East line of a one acre parcel in the East Fractional Half of the Southwest Quarter of said Section 13; thence South $00^{\circ}40'06''$ East 264.86 feet along said East line to the centerline of a county road; thence South $73^{\circ}43'03''$ West 28.43 feet to the Point of Beginning containing 3.855 acres including 0.569 acres of County Road right-of-way.