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Official Form No. 101 - January 2006

Todd G. Nielsen ISBA # 9784

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return Document to: Loretta L. Harvey, 109 West Montgomery Street, P.O. Box 85, Creston, IA 50801

Preparer Information: Todd G. Nielsen, 211 North Maple Street, Creston, IA 50801, Phone: (641) 782-7007

Address Tax Statement: Robert Varnedoe, 207 Virginia Avenue, Homerville, GA 31634



\$502,500.00

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,

Dennis W. Hanson and Shirley K. Hanson, husband and wife,

do hereby Convey to  
Robert Varnedoe, a single person,

the following described real estate in Madison County, Iowa:

See attachment.

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.

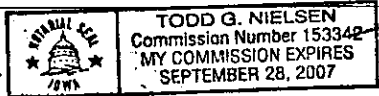
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dennis W. Hanson (Grantor)  
Dennis W. Hanson (Grantor)

Dated: 1/23/07  
Shirley K. Hanson (Grantor)  
Shirley K. Hanson (Grantor)

STATE OF IOWA COUNTY OF Union

This instrument was acknowledged before me on 1/23, 2007, by Dennis W. Hanson and Shirley K. Hanson, husband and wife,



Todd G. Nielsen Notary Public

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

ATTACHMENT

The East Half ( $E\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section Thirty-one (31), in Township Seventy-four (74) North, Range Twenty-nine (29) West of 5<sup>th</sup> P.M. in Madison County, Iowa,

EXCEPT a parcel of land in the Northeast Quarter of the Northeast Quarter ( $NE\frac{1}{4}NE\frac{1}{4}$ ) of Section Thirty-one (31), described as follows: Commencing at the North Quarter Corner of said Section Thirty-one (31), thence North  $90^{\circ}00'$  East 1,320.00 feet to the point of beginning. Thence South  $00^{\circ}18'$  West 330.00 feet along the West line of the Northeast Quarter of the Northeast Quarter ( $NE\frac{1}{4}NE\frac{1}{4}$ ) of Said Section Thirty-one (31), thence South  $90^{\circ}00'$  East 660.00 feet, thence North  $00^{\circ}18'$  East 330.00 feet, thence North  $90^{\circ}00'$  West 660.00 feet to the point of beginning, containing 5.0 acres including 0.64 acres of County Road right-of-way.



The North Half ( $N\frac{1}{2}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ), and the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), and the West Half ( $W\frac{1}{2}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ), and the East Half ( $E\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of Section Thirty-one (31), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter ( $SE\frac{1}{4}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) and the Northeast Quarter ( $NE\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ) of said Section Thirty-one (31), containing 19.85 acres, as shown in Plat of Survey filed in Book 2006, Page 4459 on October 26, 2006, in the Office of the Recorder of Madison County, Iowa.