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This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8746

Return to:

ESCROW PROFESSIONAL COMPANY, 1501 - 50<sup>th</sup> Street • Suite 375, West Des Moines, Iowa 50266

Mail tax statements to:

RAQUEL HOVLAND, 2237 Cumming Road, Winterset, Iowa 50273

File #07090017

\$248,000.00

# WARRANTY DEED

Legal:

A tract described as commencing at the center of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence along the South line of the Northwest Quarter (NW ¼) of said Section Eighteen (18), South 90°00'00" West 903.21 feet to the point of beginning; thence continuing along said South line South 90°00'00" West 426.42 feet; thence North 00°57'03" West 505.85 feet; thence North 90°00'00" East 434.81 feet; thence South 00°00'00" 505.79 feet to the Point of Beginning, said parcel of land containing 5.000 acres, including 0.437 acres of county road right-of-way



Address: 2237 Cumming Road, Winterset, Iowa

Parcel ID: 400071848001000

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Michael J. McKibben**, a single person, does hereby convey unto **Raquel E. Hovland**, a married person, the above-described real estate.  
*Hovland*

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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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 )

COUNTY OF Madison )

SS:

On this 13 day of March, 2007, before me the undersigned, a Notary Public in and for said State, personally appeared **Michael J. McKibben**, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.

Donna G. Furnal

Notary Public in and for said State

Dated: 3-13-, 2007

Michael J. McKibben  
Michael J. McKibben

