

Document 2007 643

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LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P. O. Box 67, Winterset, Iowa 50273 (515) 462-4912

✓ **Taxpayer Information:** (Name and complete address)

John Elgin
2833 105th Street
Van Meter, IA 50261

Return Document To: (Name and complete address)

John E. Casper
223 E. Court Avenue, P. O. Box 67
Winterset, IA 50273

Grantors:

Barbara Kathleen Lorimor
Marilyn Helen Shaw
Ralph E. Shaw
Twyla Jean Niska
Trudy Dawn Bricker

Grantees:

John Elgin

Legal description: See Page 2

Document or instrument number of previously recorded documents:

2-5-07



WARRANTY DEED

(Several Grantors)

For the consideration of Removal of cloud on real estate title

Dollar(s) and other valuable consideration,

BARBARA KATHLEEN LORIMOR, a Single Person, MARILYN HELEN SHAW and RALPH E. SHAW, Wife and Husband, TWYLA JEAN NISKA, a Single Person and TRUDY DAWN BRICKER, a Single Person

do hereby Convey to
JOHN ELGIN

the following described real estate in MADISON County, Iowa:

The South one-half (1/2) of the Southeast Quarter (1/4) of Section Twenty-two (22) and the East one-half (1/2) of the Southeast Quarter of the Southwest Quarter (1/4) of Section Twenty-two (22) and the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23) EXCEPT that part thereof included in Parcel "J" shown on a Plat of Survey filed in Book 2006, Page 5068 at the Madison County Recorder's Office all in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This Deed corrects and supersedes the legal description of the real estate described in the deed which is dated August 16, 2006 and filed for record on August 25, 2006 in the Madison County Recorder's Office in Book 2006 at Page 3503.

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: January 29, 2007

Barbara Kathleen Lorimor
Barbara Kathleen Lorimor (Grantor)

Trudy Dawn Bricker
Trudy Dawn Bricker (Grantor)

Marilyn Helen Shaw
Marilyn Helen Shaw (Grantor)

(Grantor)

Ralph E. Shaw
Ralph E. Shaw (Grantor)

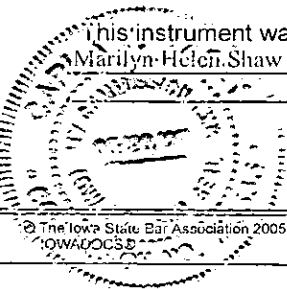
(Grantor)

Twyla Jean Niska
Twyla Jean Niska (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

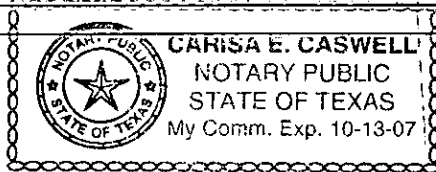
This instrument was acknowledged before me on January 19, 2007, by
Marilyn Helen Shaw and Ralph E. Shaw



Christa A. Virek
Notary Public

STATE OF TEXAS, COUNTY OF Madison

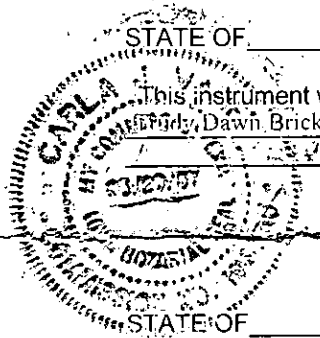
This instrument was acknowledged before me on January 29, 2007, by
Barbara Kathleen Lorimor



Carisa E. Caswell
Notary Public

STATE OF IOWA, COUNTY OF MADISON

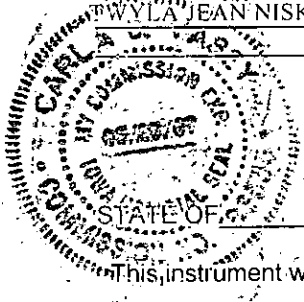
This instrument was acknowledged before me on January 15, 2007, by
Dawn Bricker



Carla J. Vasey
Notary Public

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on January 19, 2007, by
WYLA JEAN NISKA



Carla J. Vasey
Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public