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LISA SMITH, COUNTY RECORDER
MADISON IOWA

SPECIAL WARRANTY DEED

THE-IOWA-STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

Taxpayer Information: (name and complete address)

✓ Chris Armetto Magnani, 101 S. Eldorado, Box 26, Macksburg, IA 50155

Return Document To: (name and complete address)

David L. Jungmann, 113 W. Iowa, PO Box 329, Greenfield, IA 50849

Grantors:

BARBARA JEAN MAGNANI

Grantees:

CHRIS ARMETO MAGNANI

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

David L. Jungmann, AT0004117

SPECIAL WARRANTY DEED

For the consideration of ONE (\$1.00) Dollar(s) and other valuable consideration, BARBARA JEAN MAGNANI, a/k/a Barbara Magnani, a single person, does hereby Convey to CHRIS ARMETO MAGNANI, a/k/a Chris A. Magnani, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to: Commencing at a point 533 feet North and 413 feet East of the West line of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Ten (10) in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, said point being Southeast corner of Lot One (1) in Block Five (5) of Barker's Second Addition to Macksburg, Iowa, thence North 416.96 feet to the North line of the right-of-way of the Creston, Winterset, Des Moines, Railroad Company, thence West 130 feet, thence North to the North line of said Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Ten (10), thence East 337 feet, thence South to a point East of the place of beginning, thence West to the place of beginning, containing 4.84 acres, (Parcel A), and a part of the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Ten (10), in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as follows: Commencing at the South line of said 40 acre tract at a point 33 feet South of the Southeast corner of Block Five (5) of Barker's Second Addition to Macksburg, Iowa, and running thence North along the East line of said Addition 533 feet to the Southeast corner of Lot One (1) of said Block Five (5), thence East, parallel with the South line of said 40 acre tract, 24 rods, 12 feet, 8 inches, thence South 533 feet to the South line of said 40 acre tract, thence West to the place of beginning, containing 5 acres (Parcel B), and Lots Six (6), Seven (7), Eight (8), Nine (9), Ten (10), and Eleven (11) in Block Five (5) all of Barker's Second Addition to Macksburg, Madison County, Iowa.

NO TRANSFER STAMP – Consideration less than \$500.00.

NO DECLARATION OF VALUE or GROUNDWATER HAZARD STATEMENT – Deed pursuant to Decree Of Dissolution Of Marriage filed May 1, 2007 in Madison County CDDM 995698.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: ~~Apr~~ May 15, 2007

Barbara Jean Magnani
BARBARA JEAN MAGNANI
a/k/a Barbara Magnani

STATE OF IOWA, COUNTY OF Adair

This instrument was acknowledged before me on ~~Apr~~ May 15, 2007, by Barbara Jean Magnani, a/k/a Barbara Magnani, a single person.

David L. Jungmann
DAVID L. JUNGSMANN, Notary Public

