

Document 2007 4072

Book 2007 Page 4072 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$133.60

Rev Stamp# 426 DOV# 438

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX

ANNO

SCAN

CHEK

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

LRCA

Preparer Information: (name, address and phone number)

Mason J. Ouderkirk, 108 S. Howard, P.O. Box 156, Indianola, IA 50125, Phone: (515) 961-5315

\$84,000.00

Taxpayer Information: (name and complete address)

Randall Ingram, 2402 West Euclid Avenue, Indianola, IA 50125

✓ **Return Document To:** (name and complete address)

Randall Ingram, 2402 West Euclid Avenue, Indianola, IA 50125

Grantors:

Michael Ingram

Grantees:

Randall Ingram

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

Mason J. Ouderkerk

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Michael Ingram, single, does hereby Convey to Randall Ingram, single, all right, title, and interest in his undivided one-third (1/3) interest in the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), EXCEPT Parcel "D" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), containing 15.524 acres, as shown in Plat Survey filed in Book 2002, Page 5916 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), containing 3.013 acres, as shown in Plat of Servey filed in Book 2005, Page 2003 on May 4, 2005, in the Office of the Recorder of Madison County, Iowa, AND the North Half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), EXCEPT the following described tract of land, to-wit: Commencing at the Southwest corner of said North Half (1/2) of the Northwest Quarter (1/4) and running thence North 13 rods, thence East 12 4/13 rods, thence South 1 4/9 rods, thence East 27 9/13 rods, thence South 11 5/9 rods to the South line of said 80-acre tract, thence West 40 rods to the place of beginning, in Section Fifteen (15), AND EXCEPT a tract of land in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fifteen (15), containing 9.01 acres, as shown in Plat of Survey filed in Book 2, Page 68 on April 6, 1987, in the Office of the Recorder of Madison County, Iowa, ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa



Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the interest in the real estate which he hereby conveys by title in fee simple; that he 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 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.

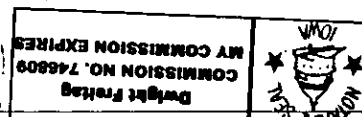
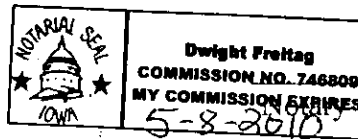
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 11-3-2007

Michael Ingram
Michael Ingram (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on November 3, 2007, by Michael Ingram, single.



Dwight Freitag

Public in and for the State of Iowa