



Document 2009 3716

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Date 12/10/2009 Time 3:24 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 330 DOV# 347

INDX ✓

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED

80,000.00

PREPARER INFORMATION: David Pulliam, Wasker Law Firm (515) 283-1801

TAXPAYER INFORMATION: *Kimbra Ross*
2004 State Hwy 92, Winterset, IA 50273

32137 Reg CC

RETURN ADDRESS: David Pulliam, Wasker Law Firm, 4201 Westown Pkwy Ste 250, West Des Moines, Iowa 50266

GRANTORS: John C. England

GRANTEES: Kimbra D. Ross

LEGAL DESCRIPTION: See Page 2

DOCUMENT OR INSTRUMENT NUMBER IF APPLICABLE:

1/2



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
JOHN C. ENGLAND, a single person

do hereby Convey to
KIMBRA D. ROSS

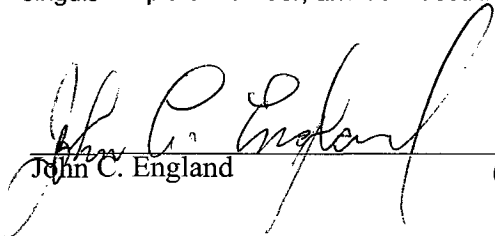
the following described real estate in MADISON County, Iowa:

A parcel of land located in the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in the Plat of Survey filed in Farm Plat Book 2, Page 230, on February 22, 1991, in the Office of the Recorder of Madison County, Iowa.



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: 11/16/09

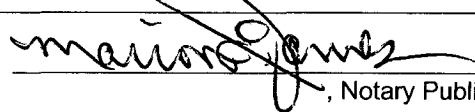

John C. England (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison
This instrument was acknowledged before me on November 16, 2009, by JOHN C. ENGLAND, a single person


_____, Notary Public

