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Date 3/16/2010 Time 4:03 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$170.40

Rev Stamp# 399 DOV# 424

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

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Official Form No. 101 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Donohoe & Benes Properties, LLC, 2336 Holliwel Ct., Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Donohoe & Benes Properties, LLC, 2336 Holliwel Ct., Winterset, IA 50273



WARRANTY DEED

For the consideration of \$107,000.00 Dollar(s) and other valuable consideration,
Boyd Dugan and Susan Dugan, Husband and Wife

do hereby
Convey to Donohoe & Benes Properties, LLC

the
following described real estate in Madison County, Iowa:
See 1 in Addendum

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.

Boyd Dugan
Boyd Dugan (Grantor)

Dated: 3/13/2010
Susan Dugan
Susan Dugan (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by Boyd Dugan
and Susan Dugan

Jennifer Stover
_____, Notary Public



(This form of acknowledgment for individual grantor(s) only)

Addendum

1. The North One-third (1/3) of Lot Eight (8) in Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, EXCEPT the West 16 feet thereof heretofore conveyed and now used for an alley, and an Easement described as follows:

An Easement is granted by Grantors to Grantee over and across the South One-third (1/3) of Lot Seven (7), Block Eighteen (18) of the Original Town of Winterset, Madison County, Iowa, for purpose of ingress and egress to the basement located in the building on the real estate conveyed by Grantors to Grantee. The purpose of the Easement is to allow Grantee ingress and egress to such basement area because there is no separate access to such basement area from the building located on the real estate conveyed to Grantee. Grantee shall exercise such rights of ingress and egress through the building retained by Grantors located on the South one-third of said Lot 7. The right of ingress and egress shall be exercised by Grantee at reasonable times.

