



Document 2010 551

Book 2010 Page 551 Type 03 001 Pages 2  
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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

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

Patricia J. Henry; P.O. Box 266; Winterset, IA 50273

**Return Document To:** (Name and complete address)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

**Grantors:**

Vivian F. Orr

**Grantees:**

Patricia J. Henry

✓ Vivian F. Orr  
1468 235<sup>th</sup> Trail  
Winterset IA  
50213

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of Estate Planning Objectives Dollar(s) and other valuable consideration,

Vivian F. Orr,

an unmarried person

do hereby Convey to

Patricia J. Henry

the

following described real estate in Madison County, Iowa:

Parcel "C" in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, thence North 00°01'45" West 987.43 feet along the West line of said Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$  NE $\frac{1}{4}$ ) to the Point of Beginning; thence continuing North 00°01'45" West 327.68 feet along said West line; thence North 89°55'31" East 399.00 feet; thence South 00°01'45" East 327.68 feet; thence South 89°55'31" West 399.00 feet to the Point of Beginning containing 3.00 acres including 0.25 acres of County Road right-of-way.

This conveyance is subject to all easements of record.

NO TRANSFER TAX - EXEMPT PURSUANT TO §428A.2(11), CODE OF IOWA (2009)

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: October 27, 2009

*Vivian F. Orr*

Vivian F. Orr (Grantor)

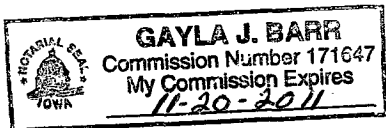
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 22<sup>nd</sup> March 2010, by Vivian F. Orr,  
an unmarried person



*Gayla J. Barr*  
Notary Public