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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 450 DOV# 491

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

P2

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet



1/2

\$130,000

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Jonathan O. Niece
350 S.W. Walnut Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Russell L. Asman

Grantees:

Jonathan O. Niece

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Thirty Thousand (\$130,000.00)
Dollar(s) and other valuable consideration,
RUSSELL L. ASMAN, a single person,

do hereby Convey to
JONATHAN O. NIECE

the following described real estate in Madison County, Iowa:



The South 110 feet of a tract of land described as follows, to-wit: Commencing at the Northwest corner of Section Seven (7), in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence due South 170.0 feet along the section line, thence North 88°38' East, 33.0 feet to the point of beginning; thence continuing North 88°38' East, 168.5 feet; thence due South 220.0 feet; thence South 88°38' West, 168.5 feet; thence due North 220.0 feet along the East right-of-way line of a county road to the point of beginning, containing 0.8508 acres.

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 Warranty 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.

STATE OF IOWA
COUNTY OF DALLAS

Dated: May 10, 2010

This instrument was acknowledged before
me on May 10, 2010 by
Russell L. Asman

[Signature]
Russell L. Asman (Grantor)

(Grantor)

[Signature]
Christine Mapes, Notary Public

(Grantor)

(Grantor)



(This form of acknowledgment is for use only by grantor(s) only)