



Document 2010 1497

Book 2010 Page 1497 Type 03 001 Pages 2

Date 7/01/2010 Time 10:58 AM

Rec Amt \$14.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Prepared by: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170

Return to: Douglas D. Daggett, P.C., P.O. Box 404, Creston, IA 50801-0404 641-782-3170

Tax Statement to: Michael Toppin, 307 Third Street, Lorimor, IA 50149

# Warranty Deed

For One Dollar and other valuable consideration, **Gerald D. Toppin and Gaylee M. Toppin, husband and wife (Grantor)**, hereby convey to **Michael Toppin and Kelly Toppin, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common (Grantee)**, the following described real estate in Union County, Iowa:

**See attached legal description on page two.**

Grantors hereby covenant with grantees, and successors in interest, that grantors hold the real estate 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 all lawful claims of all persons except as may be above stated. Each of the grantors 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 singular or plural in number, and as masculine or feminine in gender, according to the context

Dated this 20 day of May, 2010.

*Gerald D. Toppin*

Gerald D. Toppin

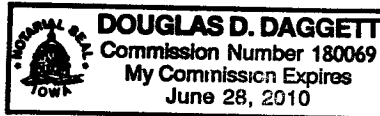
*Gaylee M. Toppin*

Gaylee M. Toppin

County of Union; State of Iowa ) ss:

This instrument was acknowledged before me on May 20, 2010 by **Gerald D. Toppin and Gaylee M. Toppin, husband and wife.**

DDD:a10785



*D. D. Daggett*  
Notary Public in and for said State and County

**A tract of land in Lot Nine (9) in Block Eight (8) in the Original Plat of Lorimor, Union County, Iowa described as follows:**

**Commencing at the Northeast Corner of said Lot Nine (9) thence West Seventy-two (72) feet; thence South Fifty (50) feet; thence East Seventy-two (72) feet; thence North Fifty (50) feet to the point of beginning.**

SUBJECT TO ALL EASEMENTS OF RECORD

This conveyance is made for estate planning purposes for consideration of less than \$500 and is exempt from Iowa Groundwater Hazard Reporting, and Iowa Real Estate Transfer Tax.