



Document 2010 1498

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Rec Amt \$14.00 Aud Amt \$5.00

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ANNO
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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: David Toppin, 100 Fifth 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 **David Toppin (Grantee)**, the following described real estate in Union County, Iowa:

Lots Five (5) and Six (6) in Block Four (4) in J.S. Lorimor's Fourth Addition to Lorimor, Union County, Iowa; AND

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.

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.

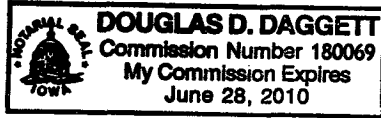
x Gerald D. Toppin
Gerald D. Toppin

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:a10784



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