



Document 2010 1695

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Rev Transfer Tax \$957.60

Rev Stamp# 496 DOV# 555

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

\$ 599,000.00

Preparer Information: (Name, address and phone number)

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515)
993-4542

Taxpayer Information: (Name and complete address)

Ryan Eugene & Erica Ann Burger, 1573 Fawn Avenue, Earlham, Iowa 50072

✓ Return Document To: (Name and complete address)

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515)
993-4542

Grantors:

Jerry D. Burger
Kathleen A. Burger

Grantees:

Ryan Eugene Burger
Erica Ann Burger

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Jerry D. Burger and Kathleen A. Burger, husband and wife

do hereby Convey to
Ryan Eugene Burger and Erica Ann Burger, husband and wife

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:

The South Fractional Half (1/2) of the Northwest Quarter (1/4) and the Northeast Quarter (1/4) of the
Southwest Quarter (1/4) and the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Six
(6), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison
County, Iowa, EXCEPT Parcel "A" located in the Southeast Quarter (1/4) of the Northwest Quarter
(1/4), and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Northwest Quarter
(1/4) of the Southeast Quarter (1/4) of said Section Six (6), containing 8.787 acres, as shown in Plat of
Survey filed in Book 2, Page 492, on August 2, 1994, in the Office of the Recorder of Madison County,
Iowa; AND EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4)
of said Section Six (6), containing 0.876 acres, as shown in Plat of Survey filed in Book 2007, Page 708
on February 20, 2007, in the Office of the Recorder of Madison County, Iowa

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.

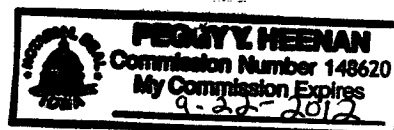
Dated: July 22, 2010

Jerry D. Burger (Grantor)
(Grantor)

Kathleen A. Burger (Grantor)
(Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on July 22, 2010, by Jerry D.
Burger and Kathleen A. Burger, husband and wife



Peggy Y. Heenan, Notary Public