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Date 1/05/2009 Time 2:16 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$215.20

Rev Stamp# 5 DOV# 5

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

✓ MCA

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

Charles W. Hendricks, 1701 48th Street, Suite 290, West Des Moines, IA 50266, Phone: (515) 222-9900

\$135,000.00

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

Michael Faber; 2419 160th Street, Van Meter, IA 50261

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

Michael Faber; 2419 160th Street, Van Meter, IA 50261

**Grantors:**

Melanie Vivone

**Grantees:**

Michael D. Faber and

Debra A. Austin

**Legal Description:** See Page 2

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

Charles W. Hendricks

**WARRANTY DEED**

For the consideration of One Dollar (\$1.00) Dollar(s) and other valuable consideration, Melanie Vivone, a single person do hereby Convey to Michael D. Faber, a single person an undivided two-thirds interest and Debra A. Austin, a single person an undivided one-third interest the following described real estate in Madison County, Iowa:

That part of the Southwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows: Beginning at the Southwest corner of said Section Thirty-three (33); thence North 00°00' East (assumed for the purpose of this description only) along the west line of said Southwest Quarter (1/4) (determined by splitting existing right-of-way fences), 1340.06 feet; thence North 89°35' East, 685.24 feet; thence South 00°25' East, 920.0 feet; thence North 89°35' East, 275.0 feet; thence South 00°25' East, 420.0 feet to the south line of said Southwest Quarter (1/4) (determined by splitting existing right-of-way fences); thence South 89°35' West along said south line of the Southwest Quarter (1/4), 970.0 feet to the point of beginning; containing 23.88 acres, more or less; EXCEPT Parcel "L" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-three (33), containing 3.004 acres as shown in Plat of Survey filed in Book 2008, Page 929 on March 20, 2008, 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.

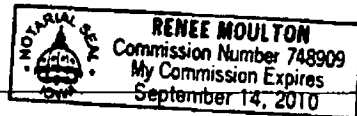
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 12-31-08

Melanie Vivone  
Melanie Vivone (Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on 31<sup>st</sup> of December 2008 by Melanie Vivone, a single person.



Renee Moulton