



Document 2010 1995

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Date 8/24/2010 Time 3:58 PM  
Rec Amt \$14.00 Aud Amt \$5.00  
Rev Transfer Tax \$183.20  
Rev Stamp# 527 DOV# 591

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:  
MARK U. ABENDROTH, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322 Phone # (515) 453-4690

Return to:  
Bradley D. Robinson, 1605 State Hwy 92, Winterset, IA 50273

Mail tax statements to:  
Bradley D. Robinson, 1605 State Hwy 92, Winterset, IA 50273 File # 25051 JDM

2  
3

\$ 115,000.00

# WARRANTY DEED

Legal: **The South 32 rods of the West 25 rods of the Southwest Fractional Quarter (SW Fr. ¼) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Connie Welch, a single person**, does hereby convey unto **Bradley D. Robinson, a single person**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF IOWA )

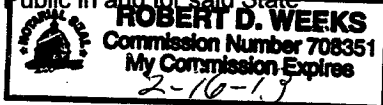
COUNTY OF Madison )

SS:

On this 23 day of Aug, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **Connie Welch**, a **single person**, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.



Notary Public in and for said State



Dated: 8/23/10

Connie Welch  
Connie Welch