

Document 2009 201

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LISA SMITH, COUNTY RECORDER
MADISON IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Richard M. Martin, 2233 Upland Avenue, St. Charles, IA 50240

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273
Phone: (515) 462-4912

Grantors:

Ronald W. Martin

Grantees:

Richard M. Martin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of to Remove Cloud of Land Title Dollar(s) and other valuable consideration,
Ronald W. Martin, a Single Person,

_____ do hereby Convey to
Richard M. Martin,

_____ the
following described real estate in MADISON County, Iowa:

All of the West 147 feet of the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4), which lies South of the South line of Highway # 92, AND the South Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) lying North of Middle River as the same now runs through said real estate, ALL in Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed corrects and supersedes the Warranty Deed - Joint Tenancy which is dated April 14, 2008 and filed for record with the Madison County Recorder's Office on November 12, 2008, in Book 2008 at Page 3333.

This instrument is without actual consideration in order to remove a cloud of title to the above-described real estate and is exempt from transfer tax under Iowa Code Section 428A.2(21).

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: January 21, 2009

Ronald W. Martin
Ronald W. Martin (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA COUNTY OF MADISON
This instrument was acknowledged before me on January 21, 2009, by Ronald W Martin, a Single Person.

Carla J Vasey
Notary Public

