

Document 2009 305

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Date 2/04/2009 Time 11:59 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$351.20
Rev Stamp# 22 DOV# 22

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

SA
This instrument prepared by and return to:
ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:
GARY CLARK, 2362 Walnut Trail, St. Charles, Iowa 50240

A&R File #13934-09-RFB (rfb)

\$220,000.00

WARRANTY DEED

Legal: An undivided one-half interest in and to:

A tract of land commencing at the Southwest corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 12, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, running thence North along the West line of said NE ¼ SE ¼ 926.8 feet to the centerline of a county road; thence North 42°25' East along said centerline 601.5 feet to the North line of said NE ¼ SE ¼; thence North 83°51' East 228.5 feet along said North line; thence South 1322 feet to the South line of said NE ¼; thence South 83°23' West 637.1 feet along said South line to a point of beginning, containing 17.3809 acres, including 0.4750 acres of County road right-of-way

Address: 2362 Walnut Trail, St. Charles, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Roger D. McKenzie and Judy McKenzie, husband and wife**, do hereby convey unto **Gary Clark, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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 POLK)

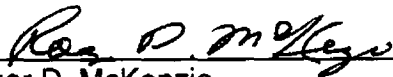
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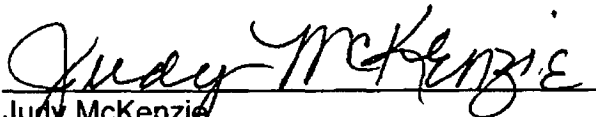
On this 26th day of January, 2009, before me the undersigned, a Notary Public in and for said State, personally appeared **Roger D. McKenzie and Judy McKenzie, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.



Notary Public in and for said State

Dated: 1-26, 2009


Roger D. McKenzie


Judy McKenzie

