

Document 2009 612

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Date 3/03/2009 Time 2:27 PM

Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

CHEK



WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Mildred Jo Agan, 2512 Peru Rd., Peru, IA 50222

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

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Grantors:

Marilyn Spencer

David Spencer

Larry Vowell

Gladys Vowell

Grantees:

Mildred Jo Agan

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of One

Dollar(s) and other valuable consideration,

Marilyn Spencer and David Spencer, Wife and Husband, and Larry Vowell and Gladys Vowell,
Husband and Wife

do hereby Convey to
Mildred Jo Agan

the following described real estate in Madison County, Iowa:

One half interest in and to:

The North Fractional Half (1/2) of the Northeast Quarter (NE1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, except that part thereof conveyed for highway purposes.

This deed is exempt from the Iowa Transfer Tax pursuant to Iowa Code Section 428A.2 subparagraph 13 because it is a deed in lieu of partition. Therefore, no Declaration of Value or Ground Water Statement is required.

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.

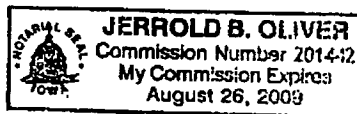
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: Feb 26, 2009

<u>Marilyn Spencer</u> Marilyn Spencer	(Grantor)	_____	(Grantor)
<u>David Spencer</u> David Spencer	(Grantor)	_____	(Grantor)
<u>Larry Vowell</u> Larry Vowell	(Grantor)	_____	(Grantor)
<u>Gladys Vowell</u> Gladys Vowell	(Grantor)	_____	(Grantor)

STATE OF IOWA, COUNTY OF MADISON

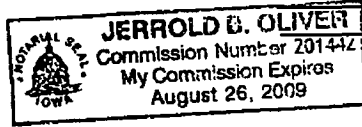
This instrument was acknowledged before me on Feb 26 2009 by
Marilyn Spencer and David Spencer



Jerrold Oliver, Notary Public

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Feb 26, 2009 by
Larry Vowell and Gladys Vowell



Jerrold B. Oliver
_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by

_____, Notary Public