

Document 2009 614

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Rec Amt \$17.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON IOWA



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)

Marilyn Spencer, 2424 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:

Mildred Jo Agan

C. H. Wetzel

Larry Vowell

Gladys Vowell

Grantees:

Marilyn Spencer

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,
Mildred Jo Agan and C. H. Wetzel, Wife and Husband and Larry Vowell and Gladys Vowell,
Husband and Wife

do hereby Convey to
Marilyn Spencer

the following described real estate in Madison County, Iowa:

A one-half interest in and to:

The Southwest Quarter (1/4) of Section Four (4), Township Seventy-four (74) North, Range
Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

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>Mildred Jo Agan</u> Mildred Jo Agan	(Grantor)	_____	(Grantor)
<u>C. H. Wetzel</u> C. H. Wetzel	(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
Mildred Jo Agan and C. H. Wetzel

 **JERROLD B. OLIVER**
Commission Number 261422
My Commission Expires
August 26, 2009

Jerrold B. 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. Glaser
_____, 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