

Document 2009 670

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Rec Amt \$12.00 Aud Amt \$15.00

Rev Transfer Tax \$744.80

Rev Stamp# 40

LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDX ✓
ANNO ✓
SCAN
CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273

Phone: (515) 462-4912

\$ 465,955.00

Taxpayer Information: (Name and complete address)

Danny J. and Sonia B. Allen

1966 175th Lane

Winterset, Iowa 50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273

Phone: (515) 462-4912

Grantors:

Dean H. Mapes

Barbara J. Mapes

Grantees:

Danny J. Allen

Sonia B. Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of Four Hundred Sixty-five Thousand Nine Hundred Fifty-five Dollar(s) and other valuable consideration,
Dean H. Mapes, a/k/a Dean Mapes, and Barbara J. Mapes, Husband and Wife,

Danny I. Allen and Sonia B. Allen, Husband and Wife, do hereby Convey to

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa:

Parcel "K" located in the Southeast Quarter (1/4) and the Southeast Quarter (1/4) of the Southwest Quarter (1/4), all lying South of the existing County Road in Section Six (6); and the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4), all that part of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) lying North of the existing channel of North River, the existing Parcel "E" that lies within the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), all in Township Seventy-Six (76) North, Range Twenty-seven (27) West; and all that part of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) lying East and South of the existing Southeasterly right-of-way line of U.S. Highway 169 in Section Twelve (12), Township Seventy-Six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 133.13 acres, as shown in amended Plat of Survey filed in Book 2006, Page 2294 on June 6, 2006, in the Office of the Recorder of Madison County, Iowa.

This deed is in fulfillment of the Real Estate Contract dated June 13, 2006 and filed for record with the Madison County Recorder's Office on June 19, 2006 in Book 2006 at Page 2508.

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: March 19, 2009

Dean H. Mapes
Dean H. Mapes (Grantor)

Barbara J. Mapes
Barbara J. Mapes (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on March 6, 2009, by Dean H. Mapes and Barbara J. Mapes, Husband and Wife,

Carla J. Vasey
Notary Public

