

Document 2009 802

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LISA SMITH, COUNTY RECORDER
MADISON IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 701 - May 2008	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Drew A. Duff, 702 E South St., Winterset, IA 50273</u>		
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Drew A. Duff, 702 E South St., Winterset, IA 50273</u>		



WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Robert C. Duff and Linda K. Duff, Husband and Wife

do hereby
Convey to Drew A. Duff

the
following described real estate in Madison County, Iowa:
See 1 in Addendum

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: 3/13/09

Robert C. Duff (Grantor) Linda K. Duff (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on 3/13/09, by Robert C. Duff
and Linda K. Duff

[Signature]
Notary Public



(This form of acknowledgment for individual grantor(s) only)

Addendum

1. An undivided one-half interest in and to:

Lot Four (4) and the West 12 feet of Lot Three (3) in Block Seventeen (17) of Loughridge and Cassidy's Addition to the Town of Winterset, Madison County, Iowa.

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.

