



Document 2010 2142

Book 2010 Page 2142 Type 03 001 Pages 3

Date 9/09/2010 Time 9:56 AM

Rec Amt \$19.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Bruce I. Campbell  
215 - 10th Street, Suite 1300  
Des Moines, IA 50309 Phone: (515) 288-2500

**Taxpayer Information:** (Name and complete address)

Ione L. Hanrahan  
3309 Cumming Road  
Cumming, IA 50061

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

Bruce I. Campbell  
215 - 10th Street, Suite 1300  
Des Moines, IA 50309 Phone: (515) 288-2500

**Grantors:**

Ione L. Hanrahan

**Grantees:**

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Ione L. Hanrahan, Single, does hereby convey to  
Ione L. Hanrahan as Trustee of the ~~do hereby Convey to~~  
Ione L. Hanrahan Revocable Trust dated June 21, 2010

the following described real estate in MADISON County, Iowa:

See attached legal descriptions

Consideration under \$500; this transaction is exempt from transfer tax.

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: June 21, 2010

Ione L. Hanrahan  
Ione L. Hanrahan (Grantor)

\_\_\_\_\_  
(Grantor)

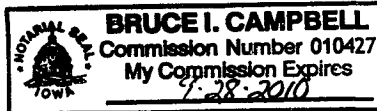
\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on June 21, 2010, by Ione L. Hanrahan, Single

Bruce I. Campbell  
Bruce I. Campbell, Notary Public



A tract of land commencing at the Southwest corner of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M. Madison County, Iowa, and running thence East on the Section line 520 feet, thence North 250 feet, thence West parallel with the South line of said Section 520 feet to the west line thereof, thence South to the point of beginning.

Except beginning at the Southwest Corner of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., thence North  $83^{\circ}04'54''$  East 445.27 feet to the point of beginning; thence North  $00^{\circ}00'$  250 feet; thence North  $83^{\circ}04'54''$  East 74.73 feet; thence South  $00^{\circ}00'$  250 feet; thence South  $83^{\circ}04'54''$  West 74.73 feet to the point of beginning; and

Beginning at the Southwest corner of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North  $00^{\circ}00'$  250 feet to the point of beginning; thence North  $83^{\circ}04'54''$  East 445.27 feet; thence North  $00^{\circ}00'$  42 feet; thence South  $83^{\circ}04'54''$  West 445.27 feet; thence South  $00^{\circ}00'$  42 feet to the point of beginning.