

Document 2009 1875

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

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)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Danny J. and Sonia Allen, 1966-175th Lane, Winterset, IA 50273

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Grantors:

Harlan R. Wetzel

Cindy S. Wetzel

Marjorie M. Wetzel

Grantees:

Danny J. Allen

Sonia Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of Six Hundred Seventy-One Thousand 00/100ths-----(\$671,000.00)
Dollar(s) and other valuable consideration,
Harlan R. Wetzel and Cindy S. Wetzel, Husband and Wife; and Marjorie M. Wetzel, a Single
Person,

do hereby Convey to
Danny J. Allen and Sonia Allen, Husband and Wife, as Joint Tenants with full rights of
survivorship and not as Tenants in Common,

the following described real estate in Madison County, Iowa:
Parcel "D" located in the Northeast Quarter (NE ¼) and the East Half (E ½) of the Northwest
Quarter (NW ¼) of Section Twenty-five (25), Township Seventy-five (75) North, Range
Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 158.44 acres, as
shown in Plat of Survey filed in Book 2009, Page 1665, on May 29, 2009, in the Office of the
Recorder of Madison County, Iowa.

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 10, 2009

<u>Harlan R. Wetzel</u> Harlan R. Wetzel (Grantor)	_____	(Grantor)
<u>Cindy S. Wetzel</u> Cindy S. Wetzel (Grantor)	_____	(Grantor)
<u>Marjorie M. Wetzel</u> Marjorie M. Wetzel (Grantor)	_____	(Grantor)
_____	_____	(Grantor)

STATE OF IOWA COUNTY OF MADISON

This instrument was acknowledged before me on June 10, 2009, by
Harlan R. Wetzel, Cindy S. Wetzel and Marjorie M. Wetzel



Brenna K. Garvey
Brenna K. Garvey, Notary Public