

11

Document 2009 1869

Book 2009 Page 1869 Type 03 001 Pages 2

Date 6/12/2009 Time 3:50 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$157.60

Rev Stamp# 123 DOV# 130

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

\$99,000.00

Taxpayer Information: (Name and complete address)

James Russell Keating, 413 S. 2nd Ave, 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:

James Russell Keating

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of Ninety-Nine Thousand and 00/100ths----- (\$99,000.00)

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
James Russell Keating,

the following described real estate in Madison County, Iowa:

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section Thirty-one (31),
Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County,
Iowa, EXCEPT that part thereof, containing 0.24 acres, that lies within Parcel "F" as shown in Plat
of Survey filed in Book 2009, Page 1664 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)	_____	(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