



Document 2010 2427

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Rev Transfer Tax \$760.00
Rev Stamp# 559 DOV# 630

INDX
ANNO
SCAN
CHK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

\$475,000

This instrument prepared by and return to:

MATTHEW M. SAHAG, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

DAN ALLEN, 1966 175th Lane, Winterset, Iowa 50273

A&R File #17309-10-MMS (mms)

WARRANTY DEED

Legal:

The South Half (1/2) of the Northeast Quarter (1/4) and the South Fractional Half (1/2) of the Northwest Fractional Quarter (1/4) and the Southwest Fractional Quarter (1/4) of Section Eighteen (18), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Southwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said Section 18, containing 3.000 acres, as shown in Plat of Survey filed in Book 2005, Page 5210 on October 27, 2005, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "C" located in the Southwest Fractional Quarter (1/4) of said Section 18, containing 39.28 acres, as shown in Plat of Survey filed in Book 2010, Page 2284 on September 21, 2010, in the Office of the Recorder of Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **B.F. Moyland, Jr. and Carolyn A. Moyland, a married couple**, do hereby convey unto **Dan Allen and Sonia B. Allen**, as Tenants in Common, the above-described real estate.

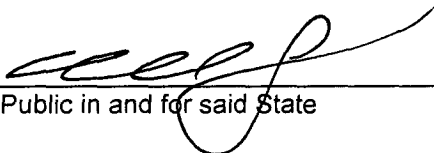
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said 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 relinquish 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.

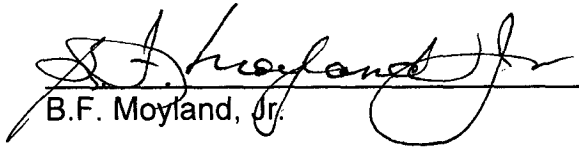
STATE OF IOWA)
COUNTY OF Folk) SS:

On this 1 day of October, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **B.F. Moyland, Jr. and Carolyn A. Moyland, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.



Notary Public in and for said State

Dated: Oct 1, 2010



B.F. Moyland, Jr.



Carolyn A. Moyland

