



Document 2010 2686

Book 2010 Page 2686 Type 03 001 Pages 2

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$143.20

Rev Stamp# 583

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Madison County Livestock and Fair Association, Inc.

P.O. Box 542

Winterset, Iowa 50273

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

John E. Casper

P.O. Box 67

Winterset, Iowa 50273

Grantors:

Ellen Silliman

Grantees:

Madison County Livestock and Fair
Association, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

**WARRANTY DEED**

For the consideration of Ninety Thousand and no/100ths (\$90,000.00)
Dollar(s) and other valuable consideration,
ELLEN SILLIMAN, also known as MARY ELLEN SILLIMAN, a single person,

do hereby Convey to
MADISON COUNTY LIVESTOCK AND FAIR ASSOCIATION, INC.

the following described real estate in Madison County, Iowa:

A tract of land described as commencing at a point 19 rods West of the Northeast corner of the West 6.51 acres of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, and on the center line of Highway No. 92, running thence South 16 rods, thence West 5 rods, thence North 16 rods, thence East 5 rods to the place of beginning.

This deed is given in fulfillment of a real estate contract by and between the grantor and grantee recorded on October 29, 2009 in Book 2009, Page 3239, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from Declaration of Value and Groundwater Hazard Statement filing requirements.

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.

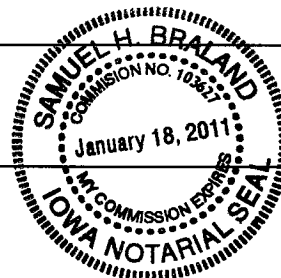
STATE OF IOWA,
COUNTY OF MADISON

Dated: October 4, 2010

This instrument was acknowledged before
me on October 4, 2010 by
Ellen Silliman

Ellen Silliman
Ellen Silliman (Grantor)

Samuel H. Braland
Samuel H. Braland, Notary Public



(Grantor)

(Grantor)

(Grantor)

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