



Document 2011 138

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

Prepared by: Gerald M. Stambaugh, Heiny, McManigal, Duffy, Stambaugh & Anderson, PLC, 11 Fourth Street, N.E., P.O. Box 1567, Mason City, Iowa 50402-1567; Telephone: 641-423-5154, Fax: 641-423-5310  
Send tax statements to: Joseph G. Grossman, Trustee, Susan G. Miller, Trustee, 17684 710<sup>th</sup> Ave., Albert Lea, Minnesota 56007  
Return document to: Douglas R. Peterson, Peterson, Savelkoul & Benda, Ltd., 211 S. Newton Avenue Albert Lea, Minnesota 56007

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,

**Joseph G. Grossman and Susan G. Miller, husband and wife,**

do hereby Convey to

**Joseph G. Grossman and Susan G. Miller, as Trustees of the Joseph G. Grossman Trust dated December 23, 2010,**

the following described real estate in Madison County, Iowa:

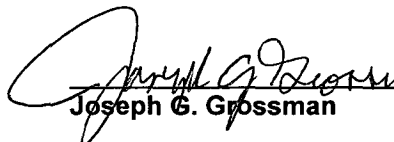
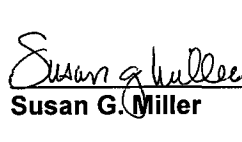
**PARCEL "M" IN SECTION 13, TOWNSHIP 75 NORTH, RANGE 27 WEST OF THE 5<sup>TH</sup> P.M., MADISON COUNTY, IOWA, AS SHOWN IN AMENDED PLAT OF SURVEY FILED ON MARCH 9, 2010, IN BOOK 2010, PAGE 480, OF THE RECORDER'S OFFICE OF MADISON COUNTY, IOWA**

**PARCEL NO. 52-01-013-260-300-00**

**This Deed is exempt from the imposition of real estate transfer tax pursuant to Iowa Code Section 428A.2(21).**

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.

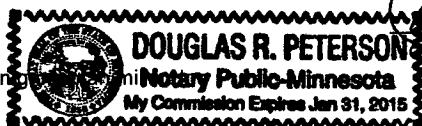
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

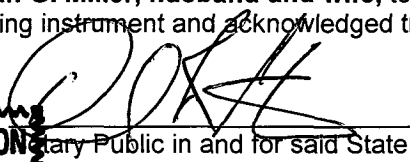
 Dated: 12/23/10  Dated: 12/23/10  
Joseph G. Grossman Susan G. Miller

STATE OF MINNESOTA, COUNTY OF FREEBORN, ss:

On this 23<sup>rd</sup> day of December, 2010, before me the undersigned, a Notary Public in and for said State, personally appeared **Joseph G. Grossman and Susan G. Miller, husband and wife**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

GMS:c:\R:\Stambaugh\re\deeds\gen



  
Notary Public in and for said State