



Document 2011 377

Book 2011 Page 377 Type 03 001 Pages 2

Date 2/03/2011 Time 3:16 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$266.40

Rev Stamp# 29 DOV# 34

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Ida H. Jones and Mark A. Jones, 2567 Windwood Ave, Saint Charles, IA 50240

Mail tax statements to:

Ida H. Jones and Mark A. Jones, 2567 Windwood Ave, Saint Charles, IA 50240

Order No.: MES-31280

\$167,000

## WARRANTY DEED

Legal: **A parcel of land in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., containing 13.76 acres, as shown in Plat of Survey filed in Book 2, Page 61 on February 13, 1987, in the Office of the Recorder of Madison County, Iowa, EXCEPT, Parcel "A" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-three (23), containing 7.317 acres, as shown in Plat of Survey filed in Book 2001, Page 4794 on October 24, 2001, in the Office of the Recorder of Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Gregory Minnich and Rhonda L. Minnich, husband and wife**, do hereby convey unto **Ida H. Jones and Mark A. Jones, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.


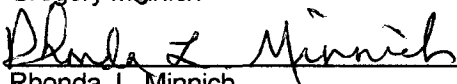
ABENDROTH & RUSSELL, P.C.

6W#3

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

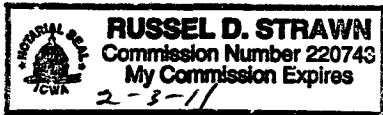
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
\_\_\_\_\_  
Gregory Minnich  
  
\_\_\_\_\_  
Rhonda L. Minnich

STATE OF  Iowa  )  
 )  
COUNTY OF  Madison  ) SS:

On this  8  day of  January ,  2011 , before me, a Notary Public in and for said State, personally appeared the above-signed, to me personally known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s) executed the same as their voluntary act and deed.



  
\_\_\_\_\_  
Notary Public in and for said State