



Document 2011 581

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$455.20

Rev Stamp# 54 DOV# 58

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Prepared by & Return to: Joel D. Huston, Hogan Law Office, 3101 Ingersoll Ave, Suite 103, Des Moines, IA 50312 515-279-9059

Address Tax Statements: Bruere Properties, LLC, P.O. Box 183, Norwalk, IA 50211

\$284,900

WARRANTY DEED

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

**CHARLES WAYNE ALLEN and JO ANN ALLEN, husband and wife,
holding an undivided one-half interest; and**

**RANDALL C. ALLEN and PAULA L. ALLEN, husband and wife,
holding an undivided one-half interest,**

do hereby convey to

BRUERE PROPERTIES, L.L.C., an Iowa limited liability company, -

the following described real estate in Madison County, Iowa:

The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section Eleven (11), containing 3.82 acres, as shown in Plat of Survey filed in Book 2007, Page 513 on February 6, 2007, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT land conveyed for road purposes as shown in Deed Record 88, Page 532 filed November 20, 1957, in the Office of the Recorder of Madison County, Iowa.



Grantors do hereby covenant with grantee, and successors in interest, that grantors hold the real estate by title in fee simple; that 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.

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.

Dated: February 28, 2011.

Charles Wayne Allen
CHARLES WAYNE ALLEN

Jo Ann Allen
JO ANN ALLEN

Randall C. Allen
RANDALL C. ALLEN

Paula L. Allen
PAULA L. ALLEN

STATE OF IOWA, COUNTY OF Madison:

This instrument was acknowledged before me on February 28, 2011, by Charles Wayne Allen and Jo Ann Allen, husband and wife.



By: Barbara T. Bitz
Notary Public

STATE OF IOWA, COUNTY OF Dallas:

This instrument was acknowledged before me on February 28, 2011, by Randall C. Allen and Paula L. Allen, husband and wife.



By: Jessica Stillman
Notary Public