



Document 2011 841

Book 2011 Page 841 Type 03 001 Pages 2
Date 4/01/2011 Time 3:00 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$116.80
Rev Stamp# 87 DOV# 95

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Brian Mueller and Kelly Mueller, 1685 McBride Ridge Court, Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Brian Mueller and Kelly Mueller, 1685 McBride Ridge Court, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of \$73,500.00 Dollar(s) and other valuable consideration,
Arthur J. Saveraid, Single

do hereby

Convey to Brian Mueller and Kelly Mueller

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See Exhibit "A" attached

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.

Dated: March 30, 2011

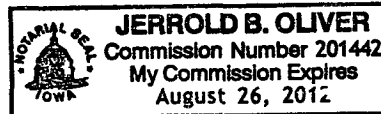
Arthur J. Saveraid
Arthur J. Saveraid (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on March 30, 2011, by Arthur J. Saveraid

Jerrold B. Oliver
Notary Public



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

EXHIBIT "A"

Parcel "C" located in the Northeast Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-three (23), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 11.680 acres, as shown in Plat of Survey filed in Plat Book 3, Page 237 on May 8, 1998, in the Office of the Recorder of Madison County, Iowa, EXCEPT that part thereof conveyed to the State of Iowa for Highway Purposes as described in Warranty Deed filed on February 25, 1974 in Book 103, Page 551, in the Office of the Recorder of Madison County, Iowa,