



Document 2011 947

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Recorded: 4/14/2011 at 2:05:44.0 PM

Fee Amount: \$29.00

Revenue Tax: \$0.00

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

### WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

**Preparer Information:** (name, address and phone number)

Cynthia A. Hurley, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 246-5880

**Taxpayer Information:** (name and complete address)

Hazelbrush LLC, c/o David J. Blackman, 4109 Walnut, West Des Moines, IA 50265-3892

**Return Document To:** (name and complete address)

Cynthia A. Hurley, Bradshaw, Fowler, Proctor & Fairgrave, P.C., 801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004, Phone: (515) 246-5880

**Grantors:**

David J. Blackman, Claudia Ann Blackman, Mary Ann Blackman Wallace, James DeWayne Wallace, Don K. Blackman, Jr., Merideth H. Northcutt, Thomas P. Blackman and Leslie Marie Rutz Blackman

**Grantees:**

Hazelbrush, LLC, an Iowa Limited Liability Company

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**WARRANTY DEED**

For the consideration of one Dollar and other valuable consideration,

David J. Blackman and Claudia Ann Blackman, husband and wife,  
Mary Ann Blackman Wallace and James DeWayne Wallace, wife and husband,  
Don K. Blackman, Jr. and Merideth H. Northcutt, husband and wife, and  
Thomas P. Blackman and Leslie Marie Rutz Blackman, husband and wife,

do hereby Convey to Hazelbrush, LLC, an Iowa Limited Liability Company, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of Section Fifteen (15) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except the East 20 acres thereof, and excepting tract beginning 330 feet West and 887 feet North of the Southeast corner of said Section and running thence South 84° 35' West. 590.3 feet, then North 369 feet, thence North 85° 35' East, 590.3 feet, then South 369 feet to the point of beginning, containing 5 acres. Subject to and together with plat of survey for Boundary Line Agreement between Anamay Morgan, as Executor of the Estate of Joseph P. Meade, and the undersigned, which plat of survey is dated December 2, 1998. A true copy thereof is attached hereto and marked Exhibit "A"

No Revenue Tax or Declaration of Value required - Exempt transaction per Iowa Code §428A.2(15)

Grantors do Hereby Covenant with grantee, 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: 2/25/11

David J. Blackman  
David J. Blackman (Grantor)

Claudia Ann Blackman  
Claudia Ann Blackman (Grantor)

Mary Ann Blackman Wallace  
Mary Ann Blackman Wallace (Grantor)

James DeWayne Wallace  
James DeWayne Wallace (Grantor)

Don K. Blackman, Jr.  
Don K. Blackman, Jr. (Grantor)

Merideth H. Northcutt  
Merideth H. Northcutt (Grantor)

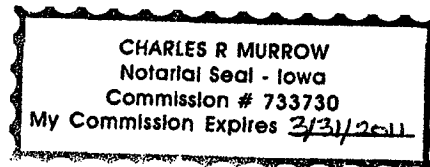
Thomas P. Blackman  
Thomas P. Blackman (Grantor)

Leslie Marie Rutz Blackman  
Leslie Marie Rutz Blackman (Grantor)

STATE OF IOWA, COUNTY OF POLK

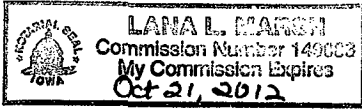
This instrument was acknowledged before me on Feb. 25, 2011 by David J. Blackman and Claudia Ann Blackman, husband and wife.

Charles R. Murrow  
, Notary Public in for the State of Iowa



STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on February 28, 2011 by Mary Ann Blackman Wallace and James DeWayne Wallace, wife and husband.

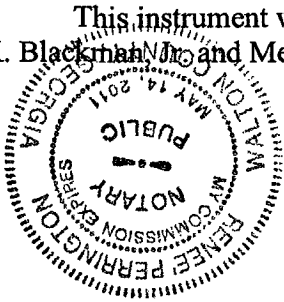


*Lana L. Marsh*

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Lana L Marsh , Notary Public in and for the State of Iowa

STATE OF GEORGIA, COUNTY OF Waltow

This instrument was acknowledged before me on March 31, 2011 by Don K. Blackman and Merideth H. Northcutt, husband and wife.



*Renee Perrynton*

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, Notary Public in and for the State of Georgia

STATE OF ILLINOIS, COUNTY OF St Cook

This instrument was acknowledged before me on March 04, 2011 by Thomas P. Blackman and Leslie Marie Rutz Blackman, husband and wife.

*Rosemary F. Conway*

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, Notary Public in and for the State of Illinois

