



Document 2011 966

Book 2011 Page 966 Type 03 001 Pages 2
Date 4/15/2011 Time 3:57 PM
Rec Amt \$14.00 Aud Amt \$10.00
Rev Transfer Tax \$963.20
Rev Stamp# 101 DOV# 110
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
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CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Mark L. Smith	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731</u>		
Preparer: <u>Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Bradley John VanWeelden, 5672 NW 5th Court, Des Moines, IA 50313</u>		

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WARRANTY DEED

For the consideration of -----\$602,500.00----- Dollar(s) and other valuable consideration,
Patrick K. Waldron and Paula J. Waldron, Husband and Wife,
do hereby

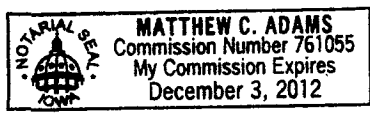
Convey to Bradley John VanWeelden
the
following described real estate in MADISON County, Iowa:
See 1 in Addendum

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: <u>4-14-11</u>
Patrick K. Waldron (Grantor)	Paula J. Waldron (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on April 14, 2011, by Patrick K. Waldron and Paula J. Waldron

Matthew C. Adams
Notary Public



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

Addendum

1. The West $53 \frac{1}{3}$ Acres of the North 120 Acres of the Southwest Quarter (SW 1/4) AND the South One-fourth (S 1/4) of the Southwest Quarter (SW 1/4); AND all that part of the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) lying West of the main channel of Middle River and containing $18 \frac{1}{2}$ Acres, ALL in Section Nine (9), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

AND

The North Half (N 1/2) of the Northwest Quarter (NW 1/4); AND the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4); AND the East 10 Acres of the North $12 \frac{1}{2}$ Acres of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4), ALL in Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

