



Document 2011 1159

BK: 2011 PG: 1159 Type 03 001 Pages 2

Recorded: 5/9/2011 at 10:22:44.0 AM

Fee Amount: \$567.20

Revenue Tax: \$543.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 131 DOV# 141

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Patrick Kelly Waldron and Paula Jean Waldron
1671 Hwy 169, Winterset, IA 50273

Return to: Patrick Kelly Waldron and Paula Jean Waldron
1671 Hwy 169, Winterset, IA 50273

WARRANTY DEED – JOINT TENANCY

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Amanda Louise Christensen f/k/a Amanda Magruder and Ronald Christensen, wife and husband, (Grantors) do hereby convey to Patrick Kelly Waldron and Paula Jean Waldron, husband and wife, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "D", located in the Southeast Quarter (¼) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West and in the Southwest Quarter (¼) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., all in Madison County, Iowa, containing 63.004 acres, as shown in Amended Plat of Survey filed in Book 3, Page 505 on October 29, 1999 in the Office of the Recorder of Madison County, Iowa, **EXCEPT** Parcel "E", a part of Parcel "D", containing 23.323 acres, as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa, **AND EXCEPT** Parcel "F", a part of Parcel "D", containing 19.174 acres as shown in Plat of Survey filed in Book 2002, Page 5913 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa;

subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: _____

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.

STATE OF IOWA, COUNTY OF POLK, ss: Dated: 4-20-11

This instrument was acknowledged before me on 4-20, 2011, by

Amanda Louise Christensen f/k/a Amanda Macruder and Ronald Christensen, wife and husband.

Amanda Louise Christensen
Amanda Louise Christensen (Grantor)

Ronald Christensen
Ronald Christensen (Grantor)

Patty A. Keigley, Notary Public

