



Document 2011 1177

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Date 5/10/2011 Time 2:49 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$599.20

Rev Stamp# 135 DOV# 144

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)278-0623

Return to:

Michael Calhoun, 2047 105th St, Earlham, IA 50072

Mail tax statements to:

Michael Calhoun, 2047 105th St, Earlham, IA 50072

Order No.: MES-32169/JM

\$ 375,000.00

WARRANTY DEED

Legal: **The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", containing 6.00 acres, as shown in Plat of Survey filed in Book 2, Page 568 on May 10, 1995, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B", containing 0.81 acres, as shown in Plat of Survey filed in Book 3, Page 83 on August 12, 1997, in the Office of the Recorder of Madison County, Iowa**


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Jean O'Neill - Hope n/k/a Jean O'Neill, a single person, does hereby convey unto Michael Calhoun, a single person and Kris Anne Colby, a single person, as joint tenants with full rights of survivorship and not as tenants in common, the above-described real estate.**

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

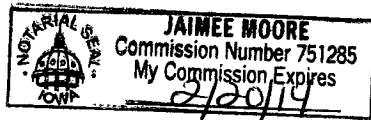
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

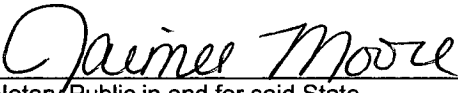
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Jean O'Neill - Hope n/k/a Jean O'Neill

STATE OF Iowa)
COUNTY OF Dallas) SS:

On this 26 day of April, 2011, before me, a Notary Public in and for said State, personally appeared the above-signed, to me personally known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that the person(s) executed the same as their voluntary act and deed.




Notary Public in and for said State