



Document 2011 1305

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Date 5/20/2011 Time 2:44 PM
Rec Amt \$14.00 Aud Amt \$10.00
Rev Transfer Tax \$639.20
Rev Stamp# 146 DOV# 156

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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: Ralph T. Welch and Kristen J. Welch
1671 Hwy 169, Winterset, IA 50273

$\frac{1}{2}$ Return to: Ralph T. Welch and Kristen J. Welch
1671 Hwy 169, Winterset, IA 50273

36B42 Reg PTSB

WARRANTY DEED – JOINT TENANCY

\$400,000

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Patrick Kelly Waldron and Paula Jean Waldron, husband and wife, (Grantors) do hereby Convey to Ralph T. Welch and Kristen J. Welch, 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 (SE 1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-eight (28) West and in the Southwest Quarter (1/4) 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: May 18, 2011

This instrument was acknowledged before me on

May 18, 2011, by

Patrick Kelly Waldron and Paula Jean Waldron,
husband and wife.

Patrick Kelly Waldron
Patrick Kelly Waldron (Grantor)

Paula Jean Waldron
Paula Jean Waldron (Grantor)

Michele McKibben
_____, Notary Public

(Grantor)

