



Document 2011 1452

Book 2011 Page 1452 Type 03 001 Pages 3

Date 6/03/2011 Time 2:41 PM

Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$359.20

Rev Stamp# 167 DOV# 176

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
Recorder's Cover Sheet

\$ 225,000.00

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

Booth Law Firm, 122 W. Jefferson, Osceola, IA 50213, Phone: (641) 342-2619

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

Justin E. & Kathy D. Goodlaxson, 2206 Holliwel Valley Ct., Winterset, Iowa 50273

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

Booth Law Firm, 122 W. Jefferson, Osceola, IA 50213, Phone: (641) 342-2619

**Grantors:**

Bryan R. Sunnquist  
Lanette R. Sunnquist

**Grantees:**

Justin E. Goodlaxson  
Kathy D. Goodlaxson

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration,  
Bryan R. Sunnquist and Lanette R. Sunnquist, husband and wife

Justin E. Goodlaxson and Kathy D. Goodlaxson, husband and wife as joint  
tenants with full rights of survivorship, do hereby Convey to  
the following described real estate in Madison County, Iowa:

Lot Two (2) of Holliwell Valley Subdivision, location in the Northeast Quarter (1/4) of Section Five (5),  
in Township Seventy-Five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison  
County, Iowa.



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: 4-2-10

[Signature]  
Bryan R. Sunnquist (Grantor)

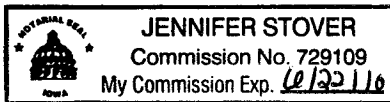
[Signature]  
Lanette R. Sunnquist (Grantor)

\_\_\_\_\_  
(Grantor)

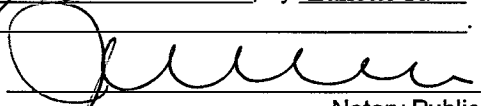
\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF Madison  
This instrument was acknowledged before me on April 2, 2010, by Bryan R.  
Sunnquist, husband of Lanette R. Sunnquist

[Signature]  
, Notary Public



STATE OF IOWA, COUNTY OF Madison  
This instrument was acknowledged before me on April 2, 2010, by Lanette R. Sunnquist, wife of Bryan R. Sunnquist

  
\_\_\_\_\_  
, Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
, Notary Public