



Document 2011 1571

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Date 6/15/2011 Time 11:28 AM

Rec Amt \$14.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



**WARRANTY DEED**

THE IOWA STATE BAR ASSOCIATION  
Official Form #101

**Recorder's Cover Sheet**

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

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515)  
223-6000

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

Chad and Angela Allen, 1748 Ironwood Trail, Winterset, Iowa 50273

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

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515)  
223-6000

**Grantors:**

Danny J. Allen  
Sonia B. Allen

**Grantees:**

Chad R. Allen  
Angela D. Allen

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Danny J. Allen and Sonia B. Allen, husband and wife,

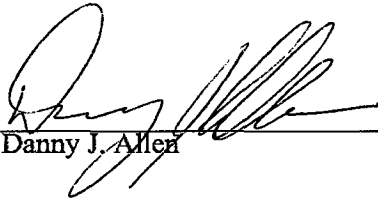
Chad R. Allen and Angela D. Allen, husband and wife, as joint tenants do hereby Convey to


the following described real estate in Madison County, Iowa:

The North Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township  
Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

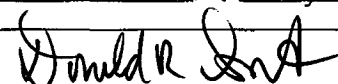
*\* Family Sale - exempt from transfer tax*

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.

  
\_\_\_\_\_  
Danny J. Allen (Grantor)  
\_\_\_\_\_  
(Grantor)

Dated: 5-2-11  
  
\_\_\_\_\_  
Sonia B. Allen (Grantor)  
\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF Madison  
This instrument was acknowledged before me on May 2, 2011, by Danny J. Allen  
and Sonia B. Allen, husband and wife.

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

