



Document 2011 1572

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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



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, Des Moines, IA 50312, Phone: (515) 223-6000

Taxpayer Information: (Name and complete address)

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

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

Brett T. Osborn, 974 73rd Street, Ste. 20, Des Moines, IA 50312, 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 Allen, husband and wife,

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

Madison County, Iowa: the following described real estate in

The South Half (1/2) of the Northeast Quarter (1/4) and the South Fractional Half (1/2) of the Northwest Fractional Quarter (1/4) and the Southwest Fractional Quarter (1/4) of Section Eighteen (18), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B" located in the Southwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of said Section 18, containing 3.000 acres, as shown in Plat of Survey filed in Book 2005, Page 5210 on October 27, 2005, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "C" located in the Southwest Fractional Quarter (1/4) of said Section 18, containing 39.28 acres, as shown in Plat of Survey filed in Book 2010, Page 2284 on September 21, 2010, in the Office of the Recorder of 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)
Sonia B. Allen (Grantor)

Dated: 5-2-11
Sonia B. Allen (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,

Donald R. Smith, Notary Public

