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Book 2011 Page 1926 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$10.00

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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)

Breanna L. Young, 115 E. First St., PO Box 370, Earlham, IA 50072, Phone: (515) 758-2267

Taxpayer Information: (Name and complete address)

Russell Eugene Faux and Rhonda Renee Allen, 2877 Ivy Trail, Winterset, IA 50273

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

Breanna L. Young, 115 E. First St., PO Box 370, Earlham, IA 50072, Phone: (515) 758-2267

Grantors:

Russell Eugene Faux

Grantees:

Russell Eugene Faux or Successor-in-Interest, Trustee of Russell Eugene Faux Revocable Trust U/A Dated July 23, 2010

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,
Russell Eugene Faux, unmarried,

do hereby Convey to
Russell Eugene Faux or Successor-in-Interest, Trustee of Russell Eugene Faux Revocable Trust U/A

Dated July 23, 2010 the
following described real estate in Madison County, Iowa:

Lots 4, 5, 6, 9 and 10 in Block 8 of Barker's Second Addition to the Town of Macksburg and the Alley lying South of Lots 4, 5 and 6 and the West half of the Alley lying East of Lots 9 and 10 in said Block 8;

AND

A tract of land in the North Half (1/2) of the Southeast Quarter (1/4) of Section 4 in Township 74 North, Range 28 West of the 5th P.M., more particularly described as follows: Commencing at the center of Section 4, in Township 74 North, Range 28 West of the 5th P.M.; thence along the North line of the Southeast Quarter (1/4) of said Section 4, North 90 degrees 00'00" East 452.86 feet to the point of beginning, thence continuing along said North line, North 90 degrees 00'00" East 1,072.01 feet; thence South 10 degrees 45'58" West 1,105.41 feet along the westerly right of way line of a county road; thence North 89 degrees 11'05" West 536.15 feet; thence North 16 degrees 59'16" West 1,127.52 feet to the point of beginning, said tract of land contains 19.969 Acres.

Consideration less than \$500; transaction exempt under Iowa Code § 428.A.2(21).

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: 7 22 2011

Russell E. Faux
Russell Eugene Faux (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on _____, by Russell Eugene Faux

Tami Rice
, Notary Public

