



Document 2011 2310

Book 2011 Page 2310 Type 03 001 Pages 2  
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INDX ✓  
ANNO ✓  
SCAN ✓  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



# SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 105  
Recorder's Cover Sheet

2/2

**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)

Andrew and Lacey Boerjan

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

Community State Bank, Erin Bearden, 817 N. Ankeny Blvd, Ankeny, Iowa 50023

**Grantors:**

Robert J. Trausch  
Esther M. Trausch

**Grantees:**

Andrew James Boerjan  
Lacey Dyan Boerjan

**Legal description:** See Page 2

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



### SPECIAL WARRANTY DEED

For the consideration of One (\$1.00)

Dollar(s) and other valuable consideration,  
Robert J. Trausch and Esther M. Trausch, husband and wife,

do hereby Convey to  
Andrew James Boerjan and Lacey Dyan Boerjan, husband and wife as joint tenants with full rights survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:  
Lot Twenty-four (24) of WALNUT COVE ESTATES SUBDIVISION, PLAT NO. 2, located in the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;



Subject to easements, restrictions and encumbrances of record.

This deed is being given in satisfaction of a Real Estate Contract dated June 17, 2010, and filed June 29, 2010, in Book 2010, Page 1472, of the Madison County Recorder's Office.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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 ADAMS

Dated: 8/25/2011

This instrument was acknowledged before me on 8/25, 2011 by  
Robert J. Trausch and Esther M. Trausch, husband and wife.

[Signature]  
Robert J. Trausch (Grantor)

[Signature]  
Esther M. Trausch (Grantor)

[Signature], Notary Public

LYLE H. HANSEN JR.  
Iowa Notarial Seal  
Commission Number: 012085  
My Commission Expires: 12/10/2013

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

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

(This form of acknowledgment for individual grantor(s) only)