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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)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

Taxpayer Information: (Name and complete address)

Eric A. Raber; 515 NE Oak Avenue; Earlham, IA 50072

Return Document To: (Name and complete address)

Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, Phone: (641) 342-2157

✓ *Reynoldson Law Firm, Susan K. Cox
P.O. Box 199, Osceola, Ia 50213-0199*

Grantors:

Donna I. Raber
Howard L. Raber

Grantees:

Eric A. Raber
Diane K. Bales

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of Estate Planning Objectives Dollar(s) and other valuable consideration,
Donna I. Raber and Howard L. Raber,
wife and husband do hereby Convey to

Eric A. Raber and Diane K. Bales, as
Joint Tenants with full right of ownership in the survivor, and not as Tenants in Common the
following described real estate in Madison County, Iowa:

The East Half of the Northwest Quarter (E½ NW¼) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa;

EXCEPT Parcel "B" in the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section Twenty-four (24), Township Seventy-six (6) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as beginning at the Southwest Corner of the Southeast Quarter of the Northwest Quarter (SE¼ NW¼) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence North 00°16'39" East 306.70 feet along the West boundary line of said Southeast Quarter of the Northwest Quarter (SE¼ NW¼); thence South 89°48'59" East 426.12 feet; thence South 00°05'48" West 306.70 feet to a point on the South line of said Southeast Quarter of the Northwest Quarter (SE¼ NW¼); thence North 89°49'00" West 427.09 feet to the point of beginning, (containing 3.00 acres including 0.54 acres of County Road right-of-way).

This Deed and conveyance is subject to any easements and encumbrances of record.
Grantees are Grantors' children.

NO TRANSFER TAX - NO CONSIDERATION - EXEMPT PURSUANT TO §428A.2(11) CODE OF IOWA (2009)

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: April 16, 2011

Donna I. Raber
Donna I. Raber (Grantor)

Howard L. Raber
Howard L. Raber (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This instrument was acknowledged before me on August 23, 2011, by Donna I. Raber and Howard L. Raber, wife and husband

L.P. Van Werden
, Notary Public

