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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$252.00

Rev Stamp# 263 DOV# 279

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



# WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Mildred E. Ahnen  
430 N.E. Plum Avenue  
Earlham, Iowa 50072

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Brian T. Sullivan  
Pamela Wood-Sullivan

**Grantees:**

Mildred E. Ahnen

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of One Hundred Fifty-eight Thousand and no/100 (\$158,000.00)-----  
Dollar(s) and other valuable consideration,  
BRIAN T. SULLIVAN and PAMELA WOOD-SULLIVAN, husband and wife,

do hereby Convey to  
MILDRED EVELYNE AHNEN

the following described real estate in Madison County, Iowa:

A tract of land commencing at a point 380 feet East and 440 feet South of the center of Section Six (6), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence East 150 feet, thence South 156.15 feet, thence West 150 feet, thence North 156.38 feet to the point of beginning.

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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: September 13, 2011

This instrument was acknowledged before  
me on September 13, 2011 by  
Brian T. Sullivan  
Pamela Wood-Sullivan

\_\_\_\_\_  
Brian T. Sullivan (Grantor)

\_\_\_\_\_  
Pamela Wood-Sullivan (Grantor)

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

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

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

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