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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$223.20  
Rev Stamp# 271 DOV# 285

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### 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)

Randall R. Ballard  
580 N.W. Second Street  
Earlham, Iowa 50072

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

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

**Grantors:**

Joseph E. Menke  
Carol S. Menke

**Grantees:**

Randall R. Ballard

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of One Hundred Forty Thousand and no/100 (\$140,000.00)  
Dollar(s) and other valuable consideration,  
JOSEPH E. MENKE and CAROL S. MENKE, husband and wife,

do hereby Convey to  
RANDALL R. BALLARD, a single person,

the following described real estate in Madison County, Iowa:

Block Ten (10), EXCEPT the East 296.5 feet, AND EXCEPT Commencing at the Northwest corner of Block Ten (10) of Christopher Wilson's Addition, thence 243.74 feet East on the North line of said Block, thence due South on the right of way line of the Chicago, Rock Island, and Pacific Railroad Co. as now established, thence in a Northwesterly direction to the point of beginning of Christopher Wilson's Addition to the City of Earlham, Madison County, Iowa.

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 2, 2011

This instrument was acknowledged before  
me on September 2, 2011 by  
Joseph E. Menke  
Carol S. Menke

Joseph E. Menke  
Joseph E. Menke (Grantor)

Carol S. Menke  
Carol S. Menke (Grantor)

Tami Rice  
\_\_\_\_\_, Notary Public

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

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

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

**TAMI RICE**  
Commission Number **763618**  
My Commission Expires  
**June 24, 2013**