

Rev Stamp# 284 DOV# 301

Book 2011 Page 2609 Type 03 001 Pages 2 Date 10/04/2011 Time 9:46 AM INDX Rec Amt \$12.00 Aud Amt \$5.00 **ANNO** Rev Transfer Tax \$228.00

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

\$143,000

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Return to:

Ron Lyon and Terry Lyon, 3047 Cumming Rd, Van Meter, IA 50261

Mail tax statements to:

Ron Lyon and Terry Lyon, 3047 Cumming Rd, Van Meter, IA 50261

Phone No.: (515)278-0623

SCAN

CHEK

Order No.: MES-35263/KC

## WARRANTY DEED

Legal: A tract of land in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Twenty-eight (28), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing .803 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 82 on September 18, 1987, in the records of the Recorder of Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration. receipt of which is hereby acknowledged, Aaron B. Taylor and Jacci Taylor, husband and wife, do hereby convey unto Ron Lyon and Terry Lyon, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

(A ha	102	
Aaron B. Taylor		
Clacci	Taylor	
Jacci Taylor		

STATE OF	Jowa	_ )
COUNTY OF	Madison	) SS:

This instrument was acknowledged before me on \_

9-24

20 N by Aaron B.

Taylor and Jacci Taylor, husband and wife.

Notary/Public in and for said Stati

Notary Seal – Iowa Jennifer Schaefer Commission #741365 My Commission Expires: 6/12/12