



Document 2011 2705

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Date 10/12/2011 Time 2:15 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$356.00

Rev Stamp# 294 DOV# 310

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone No.: (515)453-4214

Return to:

Allan Ruhnke and Susan Ruhnke, 1182 Woodland Ave, Cumming, IA 50061

Mail tax statements to:

Allan Ruhnke and Susan Ruhnke, 1182 Woodland Ave, Cumming, IA 50061

Order No.: MES-35262/LA

\$ 223,000.00

WARRANTY DEED

Legal: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **James L. Thomas and Doris J. Herrick, husband and wife**, do hereby convey unto **Allan Ruhnke and Susan Ruhnke, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

GW#3

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.

James L. Thomas
James L. Thomas
Doris J. Herrick
Doris J. Herrick

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 10-10 2011 by James L. Thomas and Doris J. Herrick, husband and wife.

Amy Schaffer
Notary Public in and for said State

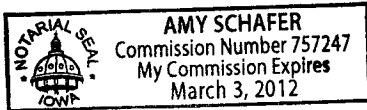


EXHIBIT "A"

A parcel of land in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of said Section Twelve (12), thence along the West line of the Southwest Fractional Quarter (1/4) of said Section Twelve (12), North 00°00'00" 292.00 feet to the point of beginning, thence North 83°04'54" East 445.27 feet; thence North 08°55'17" East 72.98 feet; thence North 26°01'53" East 48.88 feet; thence North 41°25'55" East 87.17 feet; thence North 83°04'54" East 478.26 feet; thence South 00°00'00" 462.40 feet to the South line of said Southwest Fractional Quarter (1/4); thence along said South line, North 83°04'54" East 280.62 feet; thence North 00°00'00" 661.40 feet; thence South 83°04'54" West 1,295.27 feet to the West line of said Southwest Fractional Quarter (1/4); thence along said West line, South 00°00'00" 369.40 feet to the point of beginning, said parcel of land contains 10.673 Acres; EXCEPT Parcel "A" located in the South Half (1/2) of the Southwest Quarter (1/4) of the Southwest Fractional Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 6.92 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 554 on March 7, 1995, in the Office of the Recorder of Madison County, Iowa

