



Document 2011 2716

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Date 10/13/2011 Time 1:19 PM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$244.00

Rev Stamp# 296 DOV# 312

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

1/3

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:

Karl S. Franzenburg and Marcia Keul-Franzenburg, 2231 Holliswell Bridge Rd, Winterset, IA 50273

Mail tax statements to:

Karl S. Franzenburg and Marcia Keul-Franzenburg, 2231 Holliswell Bridge Rd, Winterset, IA 50273

Order No.: MES-34919/LA

\$153,000

WARRANTY DEED

183805

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, **Bradly L. Coulter, a single person**, does hereby convey unto **Karl S. Franzenburg and Marcia Keul-Franzenburg, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

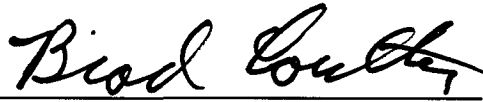
ABENDROTH & RUSSELL, P.C.

GW#3

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

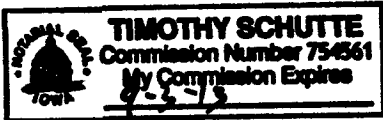
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.


Bradly L. Coulter

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on October 11 2011 by Bradly L. Coulter, a single person.




Notary Public in and for said State

EXHIBIT "A"

Parcel "D" located in the South Half (1/2) of Northeast Quarter (1/4) of Section Five (5), and in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Four (4), ALL in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 6.83 acres, as shown in plat of Survey filed in Book 2011, Page 2631 on October 5, 2011, in the Office of the Recorder of Madison County, Iowa

