



Document 2011 2802

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Rev Transfer Tax \$479.20
Rev Stamp# 306 DOV# 321

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

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

11093AL
Phone No.: (515)278-0623

Return to:

Michael J. Von Ruden and Sandra S. Von Ruden, 1354 Old Portland Rd, Van Meter, IA 50261

Mail tax statements to:

Michael J. Von Ruden and Sandra S. Von Ruden, 1354 Old Portland Rd, Van Meter, IA 50261

Order No.: MES-34431/SD

\$ 300,000.00

WARRANTY DEED

Legal: Parcel "C" located in Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 13.463 acres, as shown in Plat of Survey filed in Book 2003, Page 7194 on December 5, 2003 in the Office of the Recorder of Madison County, Iowa EXCEPT Parcel "E", a part of Parcel "C", containing 6.39 acres, as shown in Plat of Survey filed in Book 2006, Page 3457 on August 22, 2006, in the Office 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, Doug Lindvall, a single person, does hereby convey unto Michael J. Von Ruden and Sandra S. Von Ruden, 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.



 Doug Lindvall

STATE OF ILLINOIS)
)
 COUNTY OF SANGAMON) SS:

This instrument was acknowledged before me on October 3rd 2011 by Doug Lindvall, a single person.



 Notary Public in and for said State

