



Document 2011 2835

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Date 10/24/2011 Time 3:45 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 310 DOV# 324

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)453-4637

Return to:

Ricky G. Young, 2985 Settlers Trail, St. Charles, Iowa 50240

Mail tax statements to:

Ricky G. Young, 2985 Settlers Trail, St. Charles, Iowa 50240

Order No.: MES-35325/KC

# 20,000.00

## WARRANTY DEED

Legal: Parcel "H", a part of Parcel "F", located in the West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 29.077 acres, as shown in Plat of Survey filed in Book 2011, Page 2525 on September 23, 2011, 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, Michael F. Burgus and Patricia A. Burgus, husband and wife, do hereby convey unto Ricky G. Young, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

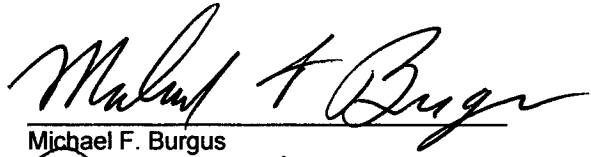
1/2

GW#2

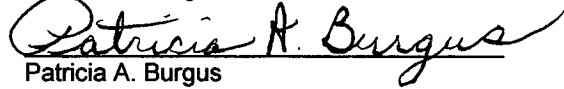
**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, 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.



Michael F. Burgus



Patricia A. Burgus

STATE OF Florida )

COUNTY OF Madison )

SS:

This instrument was acknowledged before me on OCT 13 2011 by Michael F. Burgus and Patricia A. Burgus, husband and wife.



Notary Public in and for said State

