

Document 2011 3077

Book 2011 Page 3077 Type 03 001 Pages 2 INDX 🗸

Date 11/16/2011 Time 11:52 AM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$64.80 Rev Stamp# 329 DOV# 348

**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

Recorder of Madison County, Iowa.

Return to:

Nolan Cook, 3478 Brogade PO Box 247, Askov, MN 55704

Mail tax statements to:

Nolan Cook, 3478 Brogade PO Box 247, Askov, MN 55704

Phone No.: (515)453-5724

Order No.: MES-35810/CC

\$41,000.00

## WARRANTY DEED

Legal: A tract of land located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, lowa, containing 5.15 acres, as shown in Plat of Survey filed in Farm Plat Book 1, Page 305 on April 30, 1984, in the Office of the

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Richard Knust and Arlene Knust, husband and wife, does hereby convey unto Nolan Cook, a single person, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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

Grantor does hereby covenant with Grantee, 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.

Richard Knust

Arlene Knust

STATE OF

**COUNTY OF** 

SS:

This instrument was acknowledged before me on \_ Knust and Arlene Knust, husband and wife.

Netary Public in and for said State

JULIANA E. KINCHELOE Commission Number 727856 My Commission Expires April 9, 2013