



Document 2011 3309

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Recorded: 12/8/2011 at 11:58:07.0 AM

Fee Amount: \$517.20

Revenue Tax: \$495.20

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 353 DOV# 372

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:	
MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700	Phone No.: (515)453-5724
Return to:	
Thomas R. Vodraska, 2201 Bevington Park Rd, St Charles, IA 50240	
Mail tax statements to:	
Thomas R. Vodraska, 2201 Bevington Park Rd, St Charles, IA 50240	Order No.: MES-35685/CC

\$310,000

## WARRANTY DEED

Legal: Parcel "B", located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., and in the Northwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.950 acres, as shown in Amended Plat of Survey filed in Book 3, Page 413 on March 29, 1999, in the Office of the Recorder of Madison County, Iowa.

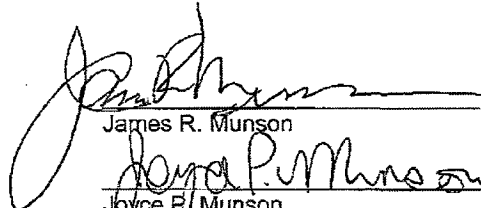
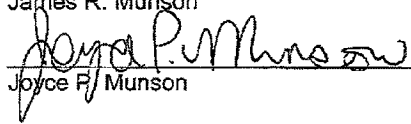
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, James R. Munson and Joyce P. Munson, husband and wife, do hereby convey unto Thomas R. Vodraska, a single person, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

**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.

  
James R. Munson  
  
Joyce P. Munson

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on November 29 2011 by James R. Munson and Joyce P. Munson, husband and wife.

  
Notary Public in and for said State

