



Document 2011 3561

Book 2011 Page 3561 Type 03 001 Pages 2
Date 12/30/2011 Time 12:54 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$31.20
Rev Stamp# 382 DOV# 406

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ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Arthur Edward McDuffey, 3344 Cottonwood Lane, Macksburg, IA 50155

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Arthur Edward McDuffey, 3344 Cottonwood Lane, Macksburg, IA 50155



WARRANTY DEED

For the consideration of \$20,000.00 Dollar(s) and other valuable consideration,
Ricky Dwain Blair and Vicky Sue Blair, Husband and Wife

do hereby

Convey to Arthur Edward McDuffey

the

following described real estate in Madison County, Iowa:

See 1 in Addendum

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

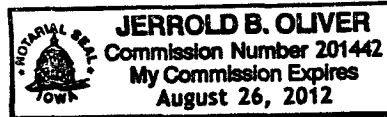
Dated: Dec 30, 2011

Ricky Dwain Blair
Ricky Dwain Blair (Grantor)

Vicky Sue Blair
Vicky Sue Blair (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Dec 30, 2011, by Ricky Dwain Blair and Vicky Sue Blair



Jerrold B. Oliver, Notary Public

(This form of acknowledgment for individual grantor(s) only)

ADDENDUM

Parcel "B" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of Section Thirty-three (33), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County,

ADDITIONAL PROVISIONS

1. Grantee shall erect, maintain and keep in repair all of the fence on the South boundary line and the South half of the fence on the East boundary of the real estate being sold by Grantors to Grantee.
2. Grantors shall, erect, maintain and keep in repair the North half of the fence on the East boundary line and all of the fence on the North boundary line of the property being sold by Grantors to Grantee.
3. The fence on the North, East and the South boundary line has not yet been installed. Said fences shall be installed promptly with the cost of installation paid as set forth above.
4. These fence provisions shall be binding upon the parties, their heirs, successors and assigns.