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Date 2/01/2012 Time 10:16 AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Return To: James E. Van Werden, 1009 Main Street, Adel, IA 50003, (515) 993-4545

Preparer: James E. Van Werden, 1009 Main Street, Adel, IA 50003, (515) 993-4545

Taxpayer: Geoffrey K. McFarland, 2553 225th St., Winterset, IA 50273



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Rodney B. McFarland and Jennifer J. McFarland, husband and wife

do hereby

Convey to Geoffrey K. McFarland

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: 11-28-11

Rodney B. McFarland  
Rodney B. McFarland (Grantor)

Jennifer J. McFarland  
Jennifer J. McFarland (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on \_\_\_\_\_, by Rodney B. McFarland



[Signature]  
Notary Public

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on \_\_\_\_\_, by Jennifer J. McFarland



[Signature]  
\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

## Addendum

1. South Three-fourths (S 3/4) of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 3, Township 75 North of Range 27, West of the 5th P.M., ~~Dallas County,~~ <sup>MADISON COUNTY</sup> Iowa, EXCEPT Parcels A and B located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 3, Township 75 North of Range 27, West of the 5th P.M., Madison County, Iowa.

No transfer tax pursuant to Iowa Code 428A.2(21) as the consideration is less than \$500.