



Document 2012 1437

Book 2012 Page 1437 Type 03 001 Pages 2 Date 5/17/2012 Time 12:50 PM Rec Amt \$12.00 Aud Amt \$5.00 IND

Rev Transfer Tax \$452.00 Rev Stamp# 147 DOV# 152 I NDX 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

Return to:

Shane A. Eckelberg and Wendi M. Eckelberg, 3334 215th Ln, Saint Charles, IA 50240

Mail tax statements to:

Shane A. Eckelberg and Wendi M. Eckelberg, 3334 215th Ln, Saint Charles, IA 50240

\$283,000°

WARRANTY DEED

A tract of land located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) and the North One-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., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at the Southeast Corner of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six (36), thence South 84° 35' West 767 feet, thence North 15° 15' East 1001 feet, thence South 04° 00' East 232 feet, thence along a curve concave Northeasterly 215.98 feet, thence South 84° 18' East 175 feet, thence along a curve concave Northerly 117.17 feet, thence North 65° 00' East 80.8 feet, thence South 591 feet to the point of beginning, containing 9.6 acres, more or less.



Phone No.: (515)453-4635

Order No.: MES-39141/MF

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, John R. Hagen and Sallie A. Hagen, husband and wife, do hereby convey unto Shane A. Eckelberg and Wendi M. Eckelberg, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, 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.

STATE OF OKlahoma

SS:

This instrument was acknowledged before me on ________

_20<u>12</u> by John R.

Hagen and Sallie A. Hagen, husband and wife.

Notary Public in and for said State