



Document 2012 1967

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Date 7/05/2012 Time 10:31 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 200 DOV# 215

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

David D. Nelson

✓ **Return To:** Ivan G. Ludwig, 2924 St. Charles Rd., St. Charles, IA 50240

**Preparer:** David D. Nelson, 213 N. Ankeny Blvd. Ste. 100, Ankeny, IA 50023, (515) 964-3633

**Taxpayer:** Ivan G. Ludwig, 2924 St. Charles Rd., St. Charles, IA 50240

\$ 150,000.00

**WARRANTY DEED**

9814N

For the consideration of One Dollar(s) and other valuable consideration, Debra J. Brant, an unmarried person, does hereby Convey to Ivan G. Ludwig, a single person, the following described real estate in Madison County, Iowa:

**Parcel "E", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 468 on May 12, 1994 in the Office of the Recorder of Madison County, Iowa.**



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: June 29, 2012

*Debra J. Brant*

Debra J. Brant (Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on June 21, 2012, by Debra J. Brant, a unmarried person.



*Misty Soldwisch*  
Misty Soldwisch, Notary Public