



Document 2012 2278

Book 2012 Page 2278 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$242.40

Rev Stamp# 232 DOV# 253

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

*152,000.⁰⁰

41931Reg

Preparer Information: (name, address and phone number)

Jeffrey A. Kelso, 2824 104th St., Urbandale, IA 50322, Phone: (515) 278-4200

Taxpayer Information: (name and complete address)

Mark C. Friend, 408 E. Emerson St., Peru, IA 50222

✓ **Return Document To:** (name and complete address)

Jeffrey A. Kelso, 2824 104th St., Urbandale, IA 50322, Phone: (515) 278-4200

Grantors:

Michael J. Wilson and Grace Wilson, husband and wife

Grantees:

Mark C. Friend

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Michael J. Wilson and Grace Wilson, husband and wife, do hereby Convey to Mark C. Friend the following described real estate in Madison County, Iowa:

A tract of land described as follows, to wit: Commencing at a point 40 rods South and approximately 96 feet West of the Northeast corner of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, said point being where the center of the channel of Clanton Creek intersects the North line of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said section, running thence West 1074.5 feet to the right of way of the Chicago Great Western Railroad, thence Southwest along said right of way a distance of 31 rods and 7 1/2 feet, thence East 31 rods and 2 1/2 feet, thence North 2 1/2 feet, thence East 907 feet to the center of the channel of Clanton Creek, thence following down said channel in a Northeasterly direction to the point of beginning, all being in South Half (1/2) of the North Half (1/2) of the Northeast Quarter (1/4) of said Section Eleven (11).

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.

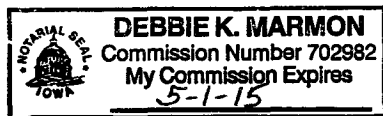
Dated: 7-20-12

Michael J. Wilson
Michael J. Wilson (Grantor)

Grace Wilson
Grace Wilson (Grantor)

STATE OF IOWA, COUNTY OF Madison

On this 20 day of July 2012 20112, before me, a Notary Public in and for the said state, personally appeared Michael J. Wilson and Grace Wilson, husband and wife, to me known to be the identical persons named above who executed the foregoing instrument as their voluntary act and deed.



Debbie K. Marmou
Notary Public