



Document 2012 2310

Book 2012 Page 2310 Type 03 001 Pages 1
Date 8/07/2012 Time 10:35 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$237.60
Rev Stamp# 240 DOV# 261
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

David D. Nelson

✓ **Return To:** Katy R. Kass, 2109 Warren Avenue, St. Charles, IA 50240
Preparer: David D. Nelson, 213 N. Ankeny Blvd. Ste. 100, Ankeny, IA 50023, (515) 964-3633
Taxpayer: Katy R. Kass, 2109 Warren Avenue, St. Charles, IA 50240

\$149,000

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Marilyn A. Melvin, a single person, does hereby Convey to Katy R. Kass, a single person, the following described real estate in Madison County, Iowa:

A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26), West of the 5th P.M., more particularly described as follows to-wit: Commencing at the Northeast corner of said Section Thirty-six (36), thence South 0°00'00" 1,834.77 feet along the East line of said Section Thirty-six (36) to the point of beginning, thence South 90°00'00" West 414 feet, thence South 0°00'00" 315.65 feet, thence South 90°00'00" East 414 feet to the East line of Section Thirty-six (36), thence North 0°00'00" 315.65 feet to the point of beginning; containing 3.00 acres more or less including road right of way.

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: July ^{Aug. 1} 2012

x Marilyn A. Melvin
Marilyn A. Melvin (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on July ^{August 1} 2012, by Marliyn A. Melvin, a single person.



Heather Starr, Notary Public