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Rec Amt \$12.00 Aud Amt \$10.00
Rev Transfer Tax \$236.80
Rev Stamp# 279 DOV# 301

INDX ✓
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

Phone No.: (515)453-4618

Return to:

Tim A Halter, 2979 St Charles Rd, Saint Charles, IA 50240

Mail tax statements to:

Tim A Halter, 2979 St Charles Rd, Saint Charles, IA 50240

Order No.: MES-41009/SR

\$148,500

WARRANTY DEED

Legal: **A tract of land commencing at a point 255 feet East of the Southwest corner of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison county, Iowa, running thence East along the South line of said Section 330 feet, thence North 1,115 feet, thence West 585 feet to the West line of said 40-acre tract, thence South along said West line 265 feet, thence East parallel with the South line of said Section 255 feet, thence South 820 feet to the point of beginning, containing 10 acres more or less; AND a tract of land commencing at a point 255 feet East of the Northwest corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty (20), in Township Seventy-five (75) North, Range Twenty-six(26) West of the 5th P.M., thence East along the North line of said Section 330 feet, thence South 379.7 feet to the North right-of-way line of County Road G-50 (renamed St. Charles Road), thence Northwesterly along said right-of-way 479.6 feet, thence North 8.7 feet to point of beginning, containing 1.53 acres, more or less.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Jonnie A Driskill and Rosalee Driskill, husband and wife**, do hereby convey unto **Tim A Halter and Valerie Halter, 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 Grantee, 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.

Jonnie A. Driskill
Jonnie A Driskill

Rosalee Driskill
Rosalee Driskill

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on August 28 2012 by Jonnie A Driskill and Rosalee Driskill, husband and wife.



Nancy Laxton
Notary Public in and for said State