



Document 2012 3001

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$615.20

Rev Stamp# 307 DOV# 328

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Recorder's Cover Sheet

385,000.00

Preparer Information: (name, address and phone number)

Robert J. Douglas, Jr., 4201 Westown Parkway, Suite 300, West Des Moines, IA 50266, Phone:
(515) 288-2500

Taxpayer Information: Charles R. Michelson, 1676 Mueller Court, Winterset, Iowa 50273

✓ **Return Document To:** Charles R. Michelson, 1676 Mueller Court, Winterset, Iowa 50273

Grantors: Scott Hessenius and Dianne S. Hessenius, husband and wife

Grantees: Charles R. Michelson, II and Christa L. Michelson

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Scott Hessenius and Dianne S. Hessenius, husband and wife do hereby convey to Charles R. Michelson, II and Christa L. Michelson, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the following described real estate in Madison County, Iowa:


Parcel "T" located in that part of the SE 1/4 of Section 3, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 369 of the Madison County Recorder's Office on December 23, 1998.




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 they Covenant to Warrant and Defend the real estate against the lawful claims of all persons solely as to actions of the Grantor affecting title 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: September 20, 2012



Scott Hessenius



Dianne S. Hessenius

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on September 20, 2012, by Scott Hessenius and Dianne S. Hessenius, husband and wife.


_____, Notary Public

