



Document 2012 3059

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$351.20

Rev Stamp# 315 DOV# 335

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8815

Return document to and mail tax statements to:

MICHAEL AND ALISSA ANDERSON, 3332 – 275<sup>th</sup> Street, Saint Charles, Iowa 50240

File # 12030203 CO (rfb)

\$ 220,000.00

## WARRANTY DEED

Legal:

**A tract of land commencing at the Northwest corner of the East Half of the Southwest Quarter (E ½ SW ¼) of Section 36, Township 75 North, Range 26, West of the 5<sup>th</sup> P.M., Madison County, Iowa, thence Easterly along the North line of said 80-acre tract 250 feet; thence South 523.2 feet; thence Westerly 250 feet to the West line of said 80-acres tract; thence North 522.7 feet along said West line to the point of beginning and containing 2.991 acres, more or less**



Address: 3332 – 275<sup>th</sup> Street, Saint Charles, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Delbert Ashby and Debra Ashby, a married couple**, do hereby convey unto **Michael C. Anderson and Alissa M. Anderson, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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.

STATE OF IOWA )

COUNTY OF Polk )

SS:

On this 5 day of October, 2012,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Delbert Ashby and  
Debra Ashby, a married couple**, to me known to be  
the identical persons named in and who executed the  
foregoing instrument and acknowledged that those  
persons executed the same as their voluntary act and  
deed.

Betsy Haas-Reineck  
Notary Public in and for said State

Dated: 10-05-12, 2012

Delbert Ashby  
Delbert Ashby

Debra Ashby  
Debra Ashby

BETSY HAAS-REINECK

Notarial Seal - IOWA

Commission No. 165434

My Commission Expires June 16, 2013