



Document 2012 3097

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Rev Transfer Tax \$399.20
Rev Stamp# 320 DOV# 339

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared by: Gordon K. Darling, Jr., P.O. Box 88, Winterset, IA 50273 515.462.2442
Return & send tax statements to: Thomas M. & Patricia A. Egli, 3320 Peru Road, Truro, IA 50257

WARRANTY DEED

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For the consideration of Two Hundred Fifty Thousand & No/100 Dollars (\$250,000.00) and other valuable consideration, Jerry C. Ayers, a single person, does hereby convey to Thomas M. Egli and Patricia A. Egli, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., City of St. Charles, Madison County, Iowa, EXCEPT the North Five acres thereof; AND EXCEPT Parcel "T", located therein, containing 1.474 acres, AND EXCEPT Parcel "U", located therein, containing 1.526 acres; both parcels as shown in Plat of Survey filed in Book 2006, Page 1266 on March 31, 2006, in the Office of the Recorder of Madison County, Iowa.



Grantor does Hereby Covenant with grantees, and successors in interest, that grantor holds the real estate by title in fee simple; that he has 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 grantor Covenants 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.

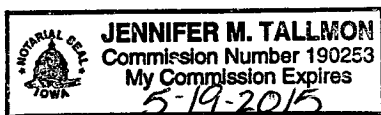
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: October 10, 2012

Jerry C. Ayers

STATE OF IOWA, COUNTY OF MADISON, SS:

Subscribed and sworn to before me this 10th day of October, 2012, by Jerry C. Ayers.



Notary Public in and for Iowa