



Document 2012 3092

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Date 10/15/2012 Time 8:47 AM
Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006 Jerrold B. Oliver FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Elizabeth Anne Elliott, 1901 Hwy 92, Winterset, IA 50273
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Elizabeth Anne Elliott, 1901 Hwy 92, Winterset, IA 50273



WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Jeffrey Todd Elliott and Elizabeth Anne Elliott, Husband and Wife

do hereby

Convey to Elizabeth Anne Elliott the

following described real estate in Madison County, Iowa:
See Exhibit "A" Attached

This deed is exempt according to Iowa Code 428A.2(11).
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: 10/11/12
Jeffrey Todd Elliott (Grantor) Elizabeth Anne Elliott (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on Oct 11, 2012, by Jeffrey Todd Elliott and Elizabeth Anne Elliott

Jerrold B. Oliver, Notary Public
JERROLD B. OLIVER
Commission Number 201442
My Commission Expires August 26, 2015

(This form of acknowledgment for individual grantor(s) only)

EXHIBIT "A"

A tract of land commencing 45.5 feet East and 60 feet North, $0^{\circ}12'$ ^{West} of the Southwest corner of Section Thirty-four (34) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North, $0^{\circ}12'$ West 246.8 feet, thence North $89^{\circ}36'$ East, 369 feet, thence South $0^{\circ}28'$ West, 237 feet to the North right-of-way of Iowa Highway #92, thence South, 78° West, 59.3 feet along said North right-of-way line, thence West 307.9 feet along said North right-of-way to the point of beginning, containing 2.085 acres.

