



Document 2012 3105

Book 2012 Page 3105 Type 03 001 Pages 2

Date 10/16/2012 Time 8:09 AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$21.60

Rev Stamp# 321 DOV# 340

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO ✓  
SCAN  
CHEK



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067  
Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Ronald L. Rustan, 2444 Quail Ridge Avenue, St. Charles, IA 50240

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Gilbert H. Dawes  
Inez Eland Dawes, a/k/a Inez E. Dawes

**Grantees:**

Ronald Rustan, a/k/a Ronald L. Rustan

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED

For the consideration of \$14,000.00 Dollar(s) and other valuable consideration,  
Gilbert H. Dawes and Inez Eland Dawes, a/k/a Inez E. Dawes, Husband and Wife,  
do hereby Convey to  
Ronald Rustan, a/k/a Ronald L. Rustan,  
the  
following described real estate in Madison County, Iowa:

Parcel "A" located in the Southeast Quarter of the Northeast Quarter of Section 14, in the Northeast Quarter of the Southeast Quarter of Section 14, in the Southwest Quarter of the Northwest Quarter of Section 13 and in the Northwest Quarter of the Southwest Quarter of Section 13, all in Township 75 North, Range 27 West of the 5th Principal Meridian, Madison County, Iowa, as shown in Plat of Survey filed in Book 2, Page 564 on May 9, 1995, in the Office of the Recorder of Madison County, Iowa.

This deed is in fulfillment of the Verbal Real Estate Contract between Grantors and Grantee, which agreement was made in April of 1992.

This instrument is subject to the easement agreement, dated October 2, 1996, and filed for record in the Madison County Recorder's Office on October 9, 1996 in the Deed Record Book 136 at Page 783.

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: October 15 2012

Gilbert H. Dawes  
Gilbert H. Dawes (Grantor)

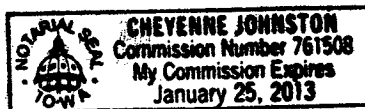
Inez Eland Dawes  
Inez Eland Dawes, (Grantor)  
a/k/a Inez E. Dawes

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on October 15, 2012, by Gilbert H. Dawes and Inez Eland Dawes, a/k/a Inez E. Dawes



Cheyenne Johnston  
Notary Public