



Document 2012 3856

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$170.40  
Rev Stamp# 384 DOV# 406

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2536 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

Rafe E. Albers and Rebecca J. Albers, 213 Sunrise Blvd, Saint Charles, IA 50240

Mail tax statements to:

Rafe E. Albers and Rebecca J. Albers, 213 Sunrise Blvd, Saint Charles, IA 50240

Order No.: MES-43197/BS

# 106,800.00

## WARRANTY DEED

Legal: Parcel "F" located in the West Half of the Southwest Quarter (W 1/2 SW 1/4) of Section Thirty-five (35), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 55.776 acres, as shown in Plat of Survey filed in Book 2001, Page 4364, on September 28, 2001, in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "H" located therein, containing 29.077 acres, as shown in Plat of Survey filed in Book 2011, Page 2525, on September 23, 2011, in the Office of the Recorder of Madison County, Iowa.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Michael F. Burgus and Patricia A. Burgus, husband and wife**, do hereby convey unto **Rafe E Albers and Rebecca J Albers, husband and wife, 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 the Grantors 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.

Michael F. Burgus  
Michael F. Burgus  
Patricia A. Burgus  
Patricia A. Burgus

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on Dec 17 2012 by Michael F. Burgus and Patricia A. Burgus, husband and wife.

Trena Walker  
Notary Public in and for said State

