



Document 2012 4046

Book 2012 Page 4046 Type 03 001 Pages 2
Date 12/31/2012 Time 2:25 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$654.40
Rev Stamp# 411 DOV# 435
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHECK

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Jerrold B. Oliver
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Billy Wayne Rhoads, 2450 Knoll Ridge Trail, Winterset, IA 50273



N/M x 2

WARRANTY DEED

For the consideration of -----\$409,200.00----- Dollar(s) and other valuable consideration,
Russell Wayne Utsler, Single

do hereby
Convey to Billy Wayne Rhoads

the
following described real estate in MADISON County, Iowa:
See 1 in Addendum

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: 12-31-12

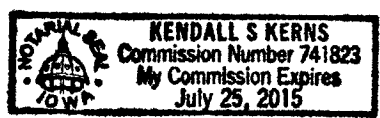
Russell Wayne Utsler
Russell Wayne Utsler (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 12/31/2012, by Russell Wayne Utsler

Notary Public



Addendum

1. The South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the South 594.6 feet of the West 225 feet thereof, AND EXCEPT Parcel "A" located therein, containing 10.88 acres, as shown in Plat of Survey filed in Book 2012, Page 3911 on December 26, 2012, in the Office of the Recorder of Madison County, Iowa.

