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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$446.40

Rev Stamp# 3

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

$\frac{1}{5} \times 2P$

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

Advancing Grace

708 Lowell Street

Lynnfield, MA 01940-1643

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

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

**Grantors:**

Martha L. Jobst

**Grantees:**

Advancing Grace

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



For the consideration of Two Hundred Seventy-nine Thousand Two Hundred Fifty and no/100ths (\$279,250.00)----  
Dollar(s) and other valuable consideration,  
MARTHA L. JOBST, a single person,

ADVANCING GRACE also known as ADVANCING GRACE , LLC, a nonprofit charitable organization established under the laws of the Commonwealth of Pennsylvania

The Southwest Fractional Quarter (¼) of Section Eighteen (18), in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M. Madison County, Iowa, EXCEPT the South 770 feet thereof.

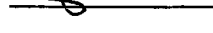
This deed is given in final satisfaction and fulfillment of a real estate contract recorded on March 27, 2009 in Book 2009, Page 900, in the Office of the Recorder of Madison County, Iowa, which contract was assigned to the grantee pursuant to assignment recorded on December 26, 2012 in Book 2012, Page 3934, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in satisfaction of a recorded real estate contract, this transfer is exempt from declaration of value and grandwater hazard statement filing requirements.

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.

This instrument was acknowledged before me on January 2, 2013 by Martha L. Jobst

Martha L. Jobst  
Martha L. Jobst (Grantor)

 \_\_\_\_\_, Notary Public

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

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

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

**101 WARRANTY DEED**  
Revised January, 2005