



Document 2013 168

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Date 1/15/2013 Time 12:07 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$690.40

Rev Stamp# 12 DOV# 13

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Michael D. Maynes

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Michael D. Maynes, 205 1/2 East Iowa Street, Greenfield, IA 50849, (641) 743-2800

Preparer: Michael D. Maynes, 205 1/2 East Iowa Street, Greenfield, IA 50849, (641) 743-2800

Taxpayer: Mill Valley Ranch, Inc., 2508 Willow Avenue, Thayer, Iowa 50254



\$ 432,000.00

WARRANTY DEED

For the consideration of One (1.00) Dollar(s) and other valuable consideration,
Glenn S. Rowe and Beverly S. Rowe, husband and wife

do hereby

Convey to Mill Valley Ranch, Inc.

the

following described real estate in Madison County, Iowa:

The Northwest Quarter of Section 34, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa,

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.

Glenn S. Rowe (Grantor)

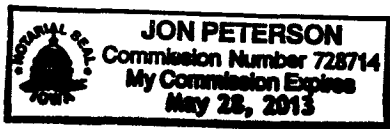
Dated: 1/7/13

Beverly S. Rowe (Grantor)

STATE OF IOWA, COUNTY OF UNION

This instrument was acknowledged before me on 1/7/13, by GLENN ROWE & BEVERLY ROWE

JON PETERSON Notary Public



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