



Document 2013 709

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Rec Amt \$22.00 Aud Amt \$5.00
Rev Transfer Tax \$438.40
Rev Stamp# 60 DOV# 58

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$274,320

WARRANTY DEED

(Several Grantors)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Zach Bruett and Randy Bruett, 2023 North 8th Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

Homefront Real Estate, 402 North 15th Avenue, Winterset, IA 50273

Grantors:

Dennis F. Crase

Grantees:

Zachary Bruett
Randall Bruett

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of -----\$274,320.00-----

Dollar(s) and other valuable consideration,

Dennis F. Crase and Cindy L. Crase, Husband and Wife; Kathryn J. Crowdes and Robert J. Crowdes, Wife and Husband, and Barbara A. Nihart and Loren L. Nihart, Wife and Husband

do hereby Convey to
Zachary Bruett and Randall Bruett

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: 3-6-13
Dennis F. Crase (Grantor)
Cindy L. Crase (Grantor)
Kathryn J. Crowdes (Grantor)
Robert J. Crowdes (Grantor)

Barbara A. Nihart (Grantor)
Loren L. Nihart (Grantor)

_____ (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on 3-6-13, by
Dennis F. Crase and Cindy L. Crase

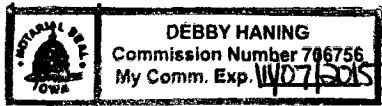


Sarah M. Cowman, Notary Public

STATE OF IOWA, COUNTY OF Dallas

This instrument was acknowledged before me on February 28, 2013 by Kathryn J. Crowdes and Robert J. Crowdes

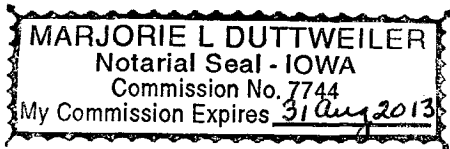
Debby Haning
Notary Public



STATE OF IOWA, COUNTY OF Des Moines

This instrument was acknowledged before me on 26 February 2013, by Barbara A. Nihart and Loren L. Nihart

Marjorie L. Duttweiler
Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, by _____

_____, Notary Public

Addendum

1. The West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and all that part of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) lying and being North of North River, which now includes a tract of land containing 1.7 acres described as follows: Commencing at a point in the middle of North River 1085 feet North of the southeast corner of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4), thence down the middle of said River by a line which is 50 feet from and parallel with the following-described line which is measured on the South or right-hand bank thereof, to-wit: North 66°41' East, 288.2 feet, thence North 34°30' East, 240.3 feet, thence North 2°29' West 95.7 feet to the point of beginning; thence North 46°28' West, 355.8 feet, thence North 57°37' East, 110.3 feet, thence South 68°7' East, 108.4 feet, thence South 41°23' East, 206.5 feet, and from thence in a southwesterly direction in a straight line to the point of beginning; all in Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

