



Document 2013 919

Book 2013 Page 919 Type 03 001 Pages 2
Date 3/29/2013 Time 11:56 AM
Rec Amt \$12.00 Aud Amt \$5.00

INDX
ANNO
SCAN
CHEK

DOV# 84

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

David D. Nelson

EJ

Return To: Drew L. Brumbaugh, 3219 St. Charles Road, St. Charles, IA 50240

Preparer: David D. Nelson, 213 N. Ankeny Blvd. Ste. 100, Ankeny, IA 50023, (515) 964-3633

Taxpayer: Drew L. Brumbaugh, 3219 St. Charles Road, St. Charles, IA 50240

WARRANTY DEED - JOINT TENANCY

45561 Reg Fmc

For the consideration of One Dollar(s) and other valuable consideration, Lewis J. Akers and Edna R. Akers, husband and wife, does hereby Convey to Drew L. Brumbaugh and Dorraine L. Brumbaugh, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

A tract of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), and in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-three (23), all in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 20.0657 acres, as shown in Plat of Survey filed in Plat Book 1, Page 117 on January 5, 1977 in the Office of the Recorder of Madison County, Iowa; EXCEPT Parcel "A" located therein, containing 10.00 acres, as shown in Plat of Survey filed in Book 2001, Page 3292 on July 27, 2001, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT all that part of said 20.0657 acre tract that lies in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twenty-three (23), containing 11.9461 acres, as shown in said Plat of Survey filed in Plat Book 1, Page 117, together with all easements and servient estates appurtenant thereto, if any, and subject to (a) zoning and other applicable building ordinances, and (b) easements, restrictions and covenants of record, if any.

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.

No Revenue - Consideration Less than \$500.00

2/3

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: March 21, 2013

Lewis J. Akers
Lewis J. Akers (Grantor)

Edna R. Akers
Edna R. Akers (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on March 21, 2013, by Lewis J. Akers and Edna R. Akers, husband and wife.

Barbara T. Bitz
Notary Public

