

Document 2013 2328

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Date 8/06/2013 Time 12:35 PM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20 Rev Stamp# 228 DOV# 235 I NDX ANNO SCAN CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Return to:

Timothy W Meyer, 2592 225th Trl, Winterset, IA 50273

Mail tax statements to:

Timothy W Meyer, 2592 225th Trl, Winterset, IA 50273

Phone No.: (515)453-4637

Order No.: MES-47001/BS

\$150,000

WARRANTY DEED

Legal: All that part of Lots Seven (7) and Eight (8) of the Irregular Survey of the Southeast Quarter (1/4) of Section Thirty-four (34), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, Iying South of the public highway, except a tract described as follows: Commencing at the Southeast corner of the Southeast Quarter (1/4) of said Section Thirty-four (34), running thence West 700 feet, thence North 660 feet, thence Northerly and Easterly following along the center of the established public road to a point on the East line of said Southeast Quarter (1/4), 1017 feet North of the Southeast corner of said Southeast Quarter (1/4), thence South to the point of beginning.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Edwin Ott and Ann Ott, husband and wife**, do hereby convey unto **Timothy W Meyer**, the above-described real estate.

\$ Dovis Meyer

ABENDROTH & RUSSELL, P.C.

CT133737TA

17.00 Kw 239.20

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Edwin Ott

This instrument was acknowledged before me on _ and Ann Ott, husband and wife.

__20<u>/-3</u> by Edwin Ott

Notary Public in and for said State

