



Document 2013 2603

Book 2013 Page 2603 Type 03 001 Pages 2
Date 9/04/2013 Time 1:27 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$63.20
Rev Stamp# 262 DOV# 269
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

G. Stephen Walters

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

Return To: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Ryan D. Marquardt and Janice D. Marquardt, 11713 E. 82nd Street South, Reasnor, IA 50232



WARRANTY DEED - JOINT TENANCY

For the consideration of \$40,000.00 Dollar(s) and other valuable consideration,
Walter H. Marquardt, an unmarried person

do hereby

Convey to Ryan D. Marquardt and Janice D. Marquardt,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, 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.

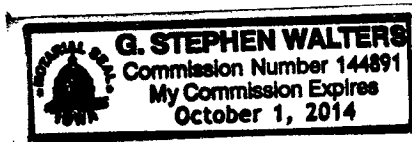
Dated: August 29, 2013

Walter H. Marquardt
Walter H. Marquardt (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Aug. 29, 2013, by Walter H. Marquardt



G. Stephen Walters
G. Stephen Walters, Notary Public

Addendum



1. N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 5, Twp. 77N, Range 27 West of the 5th P.M., Madison County, Iowa. The Seller hereby reserves a 45 foot wide easement along the western boundary of the above described real property for purposes of ingress and egress to the Seller's remaining property and for utilities which easement shall run with the property and be binding not only on the Seller and the Buyers, but on their successors and assigns.
Buyers also agree to construct and maintain fences bordering the property at their own expense, with this obligation also running with the property and being binding not only on the Seller and the Buyers, but on their successors and assigns.