



Document 2013 3498

Book 2013 Page 3498 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$155.20

Rev Stamp# 358

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Stephen A. Hall, 115 S. Howard Street , Indianola, IA 50125, Phone: (515) 961-2509

**Taxpayer Information:** (Name and complete address)

Mark Hanrahan, 3394 190th St., Prole, IA 50229

✓ **Return Document To:** (Name and complete address)

Stephen A. Hall, 115 S. Howard Street , Indianola, IA 50125, Phone: (515) 961-2509

**Grantors:**

Betty Jean Dooley

**Grantees:**

Mark Hanrahan

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,  
Betty Jean Dooley, single  
do hereby Convey to Mark Hanrahan a/k/a Mark T. Hanrahan  
the following described real estate in Madison County, Iowa:  
See Addendum A, Page 3

This Deed is given in compliance and fulfillment of a contract of sale recorded in Book 131, Page 448 in the Office of the Madison County Recorder. A prior deed given in partial compliance and fulfillment of this contract was recorded May 24, 2000 in Book 142, Page 566 (No. 004402) and \$7.20 of the transfer tax appears on said deed.

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: NOVEMBER 1 2013

Betty Jean Dooley  
Betty Jean Dooley

(Grantor)

\_\_\_\_\_  
(Grantor)

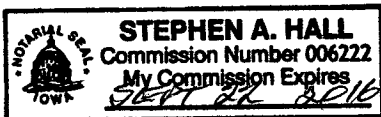
\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me this 1 day of NOVEMBER, 2013 by Betty Jean Dooley

Stephen A. Hall  
Signature of Notary Public



ADDENDUM "A"

Parcel I

All that part of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) and the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4), Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

Sometimes described as the South One-Half of the Southeast Quarter (S 1/2 SE 1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., lying south of the Public Highway running East and West, except the West 29 1/2 acres thereof, Madison County, Iowa,

AND

PARCEL II

All that part of the East One Half of the Southwest Fractional Quarter (E 1/2 SW fr1/4) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., lying south of the center of Public Highway running East and West, Madison County, Iowa.

All of the above real estate sometimes described as All that part of the South Fractional Half of the Southeast Fractional Quarter (Sfr1/2 SEfr1/4) and of the Southeast Fractional Quarter of the Southwest Fractional Quarter (SEfr1/4 SWfr1/4) which lies South of the public highway, containing 102.47 acres, more or less, of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa,

EXCEPT

"Parcel A" of the Southeast Quarter of the Southeast Quarter of Section 13, Township 76 North, Range 26 West of the 5<sup>th</sup> P.M., as shown in Plat of Survey recorded May 8, 2000 in Book 3 at Page 571-572 in the office of the Madison County Recorder, said "Parcel A" further described as:

That part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 76 North, Range 26 West of the Fifth principal Meridian, Madison County, Iowa, described as follows: Commencing at the Southeast corner of said Section 13, thence on an assumed bearing of North 00 degrees 00 minutes 00 seconds East along the east line of said Section 13 a distance of 885.12 feet to the point of beginning; thence South 86 degrees 56 minutes 22 seconds West 670.01 feet, thence North 00 degrees 00 minutes 00 seconds East 237.38 feet to the centerline of a Madison County highway; thence northeasterly 87.93 feet along said centerline on a nontangential curve concave northwesterly and having a radius of 2865.00 feet, a central angle of 01 degrees 45 minutes 00 seconds East, thence North 72 degrees 12 minutes 00 seconds East along said centerline 567.46 feet to the east line of the Southeast Quarter of said Section 13; thence South 00 degrees 00 minutes 00 seconds East along said east line 414.63 feet to the point of beginning. Said tract contains 5.00 acres and is subject to Madison County Highway Easements over the northerly and easterly 0.99 acres thereof.

Subject to easements of record.