



Document 2014 494

Book 2014 Page 494 Type 03 001 Pages 2

Date 3/04/2014 Time 2:30 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$441.60

Rev Stamp# 67 DOV# 71

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$ 276,300.00

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

Taxpayer Information: (Name and complete address)

Nick A. Fasano, 10519 Grimes Street, Indianola, Iowa 50125

Return Document To: (Name and complete address)

Nick A. Fasano, 10519 Grimes Street, Indianola, Iowa 50125

Grantors:

Kristine M. Fasano

Frank J. Fasano

Grantees:

Nick A. Fasano

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,
Kristine M. Fasano, a single person, and Frank J. Fasano, a single person
do hereby Convey to Nick A. Fasano

_____ the following described real estate in Madison County, Iowa:
The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except a parcel of land in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), more particularly described as follows: Beginning at the Southeast corner of said Section Two (2), thence South 85°02'00" West along the south line of Section Two (2), 542.54 feet, thence North 0°00' 426.77 feet, thence North 90°00' East, 540.50 feet to the east line of Section Two (2), thence South 0°00' 379.80 feet to the point of beginning, said excepted parcel containing 5.00 acres including roadway, and except Parcel "B", located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of said Section Two (2), as shown in Plat of Survey filed in Book 3, page 387 on February 16, 1999 in the Office of the Recorder of Madison County, Iowa



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: 3/3/2014

Kristine M. Fasano
Kristine M. Fasano (Grantor)

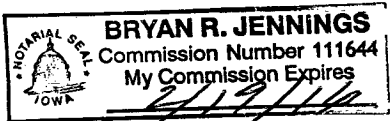
Frank J. Fasano
Frank J. Fasano (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This record was acknowledged before me this 3rd day of March, 2014, by Kristine M. Fasano, a single person, and Frank J. Fasano, a single person



Bryan R. Jennings
Signature of Notary Public