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INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$547,500

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver
P.O. Box 230
Winterset, IA 50273
Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Mark T. Hanrahan
3394 190th
Prole, IA 50229

Return Document To: (Name and complete address)

Jerrold B. Oliver
PO BOX 230
Winterset, IA 50273

Grantors:

Lester Floyd Faux

Grantees:

Mark T. Hanrahan

Legal description: See Page 2

Document or instrument number of previously recorded documents:

1
2



WARRANTY DEED

For the consideration of Five hundred forty-seven thousand five hundred
Dollar(s) and other valuable consideration,
Lester Floyd Faux, Single

do hereby Convey to
Mark T. Hanrahan

the following described real estate in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Eleven (11), AND the West Half (1/2) of the Northwest Quarter (1/4) of Section Fourteen (14), AND the East Half (1/2) of the Northeast Quarter (1/4) of Section Fifteen (15), and the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), AND the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Fifteen, all in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel F containing 66.101 acres, as shown in Plat of Survey filed in Book 2005, Page 2005 on May 4, 2005, in the Office of the Recorder of Madison County, Iowa

MCA

This Deed is filed in fulfillment of a Real Estate Contract dated July 22, 2005, and filed July 26, 2005, in Book 2005, Page 3493 of the Recorder's Office 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 Warranty 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.

STATE OF MADISON
COUNTY OF MADISON

Dated: July 22, 2005

This instrument was acknowledged before me on July 22, 2005 by Lester Floyd Faux

Lester Floyd Faux
Lester Floyd Faux (Grantor)

(Grantor)

(Grantor)

(Grantor)

Jerrold B. Oliver
Notary Public

