



Document 2014 1531

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$824.80
Rev Stamp# 206 DOV# 211

✓ INDX
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

Phone No.: (515)453-4637

Return to:

Bill Cooke and Katie Cooke, 2180 N River School Rd, Winterset, IA 50273

Mail tax statements to:

Bill Cooke and Katie Cooke, 2180 N River School Rd, Winterset, IA 50273

Order No.: MES-52714/BS

\$516,000

WARRANTY DEED

Legal: A parcel of land located in the South Half (1/2) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 38.51 acres, more or less, more particularly described as follows, to wit: Commencing 859 feet South, 89°18' East, of the Northwest corner of the East Half (1/2) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of said Section Twelve (12), thence South, 0°40' West, 825.50 feet, thence South 69°57' East, 517.50 feet, thence North, 82°06' East, 663.0 feet, thence North, 62°48' East, 359.50 feet, thence North, 88°47' East, 376 feet to the center line of the present highway, thence North, 20°13' East, along the center line of said highway approximately 748 feet to a point on the North line of the South Half (1/2) of the Northeast Quarter (1/4) of said Section Twelve (12), thence along said line in a Westerly direction 2105 feet to the point of beginning.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Paula Hedlund and Dennis Hedlund, wife and husband, do hereby convey unto Bill Cooke and Katie Cooke, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, 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.

Paula Hedlund
Paula Hedlund
Dennis Hedlund
Dennis Hedlund

STATE OF *Iowa*)
COUNTY OF *Madison*) SS:

This instrument was acknowledged before me on *6-17-14* *2014* by Paula Hedlund and Dennis Hedlund, wife and husband.

[Signature]
Notary Public in and for said State

