



Document 2014 1904

Book 2014 Page 1904 Type 03 001 Pages 2
Date 8/01/2014 Time 3:34 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$188.00
Rev Stamp# 264 DOV# 276

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:

Perry D. Bomtrager and Sarah O. Bomtrager, 1934 330th St, Lorimor, IA 50149

Mail tax statements to:

Perry D. Bomtrager and Sarah O. Bomtrager, 1934 330th St, Lorimor, IA 50149

Order No.: MES-53420/BS

\$118,000

WARRANTY DEED

Legal: **Parcel "A" located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-four (34), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 8.61 acres, as shown in Plat of Survey filed in Book 2003, Page 1786 on March 28, 2003, in the Office of the Recorder of Madison County, Iowa.**

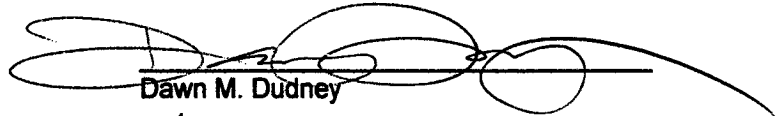
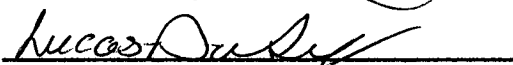


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Dawn M. Dudney f/k/a Dawn M. Bence and Luke Dudney, wife and husband, do hereby convey unto Perry D. Bomtrager and Sarah O. Bomtrager, husband and wife, as Joint Tenants with full rights of survivorship and not as Tonants in Common, the above-described real estate.

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.


Dawn M. Dudney

Luke Dudney

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on July 29 2014 by Dawn M. Dudney f/k/a Dawn M. Bence and Luke Dudney, wife and husband.


Notary Public in and for said State

