



Document 2014 2756

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$781.60
Rev Stamp# 391 DOV# 419

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: Matthew J. Hemphill, #AT0003418
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Telephone: 515-993-1000

Send Tax William J. Biondi and Sheila A. Biondi
Statement To: 1144 Highway 169, Winterset, IA 50273

Return to: William J. Biondi and Sheila A. Biondi
1144 Highway 169, Winterset, IA 50273

WARRANTY DEED – JOINT TENANCY

\$489,000

For the consideration of One Dollar(s) and other valuable consideration, JUDITH A. RASMUSSEN, a single person, (Grantor) does hereby convey to WILLIAM J. BIONDI and SHEILA A. BIONDI, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, (Grantees) the following described real estate in Madison County, Iowa:

The Southwest Quarter (¼) of the Northwest Fractional Quarter (¼) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, including that part of Parcel "A" which lies therein, as shown in Amended Plat of Survey filed in Book 2005, Page 5525 on November 15, 2005, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part thereof deeded for highway purposes.



Subject to any easements and restrictions of record.

Grantors do hereby Covenant with the 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, according to the context.

STATE OF IOWA, Dallas COUNTY, ss:

This instrument was acknowledged before me on this 28th day of October, 2014 by Judith A. Rasmussen, a single person.

Dated this 28 day of October, 2014.

Kent Glenn
Notary Public in and for the State of Iowa



Judith A. Rasmussen
Judith A. Rasmussen (Grantor)

M/W