



Document 2015 791

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Date 3/27/2015 Time 3:53 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$151.20

Rev Stamp# 80

INDX ✓  
ANNO ✓  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013 Mark L. Smith FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, POB 230, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Andrea Maxwell, 1734 - 280th Street, Winterset, IA 50273



### WARRANTY DEED

For the consideration of -----\$95,000.00----- Dollar(s) and other valuable consideration,  
Wilson H. Young and Ruth J. Young, Husband and Wife,

do hereby

Convey to Andrea Maxwell the

following described real estate in MADISON County, Iowa:

See 1 in Addendum

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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: 3-11-15

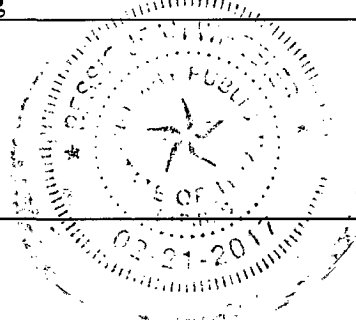
Wilson H. Young  
Wilson H. Young (Grantor)

Ruth J. Young  
Ruth J. Young (Grantor)

STATE OF TEXAS, COUNTY OF Cameron

This record was acknowledged before me this 11th day of March 2015, by Wilson H. Young and Ruth J. Young

[Signature]  
Signature of Notary Public



(This form of acknowledgment for individual grantor(s) only)

## Addendum

1. Parcel "B" located in the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section Five (5), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 4.32 Acres, as shown in Plat of Survey filed in Book 2008, Page 1841 on June 11, 2008, in the Office of the Recorder of Madison County, Iowa.



This Deed is given in fulfillment of a Real Estate Contract dated October 28, 2011, and filed on November 9, 2011, in Book 2011, Page 3019 of the Recorder's Office of Madison County, Iowa; and therefore, no Declaration of Value or Ground Water Hazard Statement is required to be filed.