



Document 2015 1014

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Recorded: 4/22/2015 at 10:18:00.0 AM  
Fee Amount: \$17.00  
Revenue Tax: \$194.40  
LISA SMITH RECORDER  
Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

Rev Stamp# 102 DOV# 113

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:

Montie Judd, 830 SE Trilein Dr, Ankeny, IA

Mail tax statements to:

Montie Judd, 830 SE Trilein Dr, Ankeny, IA

Order No.: MES-57717/BS

\$122,000

## WARRANTY DEED

Legal: A parcel of land described as commencing at the South Quarter corner of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa. Thence S. 84°06'23" W. along the south line of the Southwest Quarter (1/4) of said Section Twenty-five (25), 330.88 feet to the point of beginning; thence S. 84°06'23" W. 692.44 feet to the centerline of a county road; thence N. 0°00'00" along the centerline of the county road 1,787.18 feet to the South line of the right of way of Iowa Highway No. 92; thence Northeasterly 81.89 feet along a 2835.0 feet radius curve concave southeasterly; thence N. 65°06'36" E. 1,034.98 feet; thence S. 0°06'39" E. 827.23 feet; thence S. 83°50'34" W. 330.88 feet; thence S. 0°06'39" E. 1,322.43 feet to the point of beginning containing 35.9204 Acres including 3.7130 Acres of county road right of way.

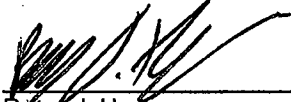
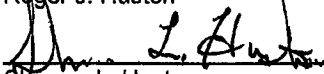
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Roger J. Huston and Shawna L. Huston, husband and wife**, do hereby convey unto **Montie Judd, a married person**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

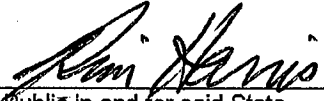
Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
\_\_\_\_\_  
Roger J. Huston  
  
\_\_\_\_\_  
Shawna L. Huston

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on 4/16 2015 by Roger J. Huston and Shawna L. Huston, husband and wife.

  
\_\_\_\_\_  
Notary Public in and for said State  
