



Document 2015 1090

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Recorded: 4/30/2015 at 9:12:11.0 AM

Fee Amount: \$17.00

Revenue Tax: \$439.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

Rev Stamp# 113 DOV# 125

This instrument prepared by:		
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 -- 73 <sup>rd</sup> Street, Urbandale, Iowa 50322		Phone # (515) 271-8996
Return document to and mail tax statements to:		
BRICK IMERMAN, 1693 Mueller Court, Winterset, Iowa 50273		File #RESC / NRW (rfb)

\$275,000

## WARRANTY DEED

Legal: Parcel "M" located in the South Half of the Southeast Quarter (S ½ SE ¼) of Section 3, Township 76 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, containing 4.75 acres, as shown in Plat of Survey filed in Book 003, Page 359 on December 23, 1998, in the Office of the Recorder of Madison County, Iowa

Address: 1693 Mueller Court, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Peter McGillivray and Mary Jo McGillivray, a married couple**, do hereby convey the above-described real estate to **Brick Imerman, a married person**.

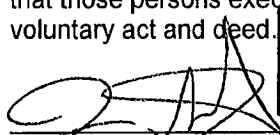
### SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

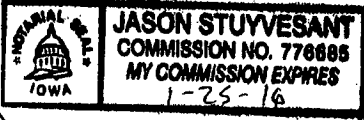
Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above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

STATE OF IOWA )  
 )  
COUNTY OF Polk ) SS:

On this 26<sup>th</sup> day of April, 2015,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Peter McGillivray**  
**and Mary Jo McGillivray, a married couple**, to me  
known to be the identical persons named in and who  
executed the foregoing instrument and acknowledged  
that those persons executed the same as their  
voluntary act and deed.

  
Notary Public in and for said State



Dated: 4/26/15, 2015

Peter McGillivray  
Peter McGillivray

Mary Jo McGillivray  
Mary Jo McGillivray