



Document 2015 1512

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Fee Amount: \$17.00

Revenue Tax: \$159.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO ✓

SCAN

CHEK

Rev Stamp# 155



\$100,000

### WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

David M. and Regina I. Robinson  
1391 State Highway 92  
Winterset, Iowa 50273

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Dennis A. Robinson

**Grantees:**

David M. Robinson  
Regina I. Robinson

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED

For the consideration of One Hundred Thousand and no/100 (\$100,000.00)  
Dollar(s) and other valuable consideration,  
DENNIS A. ROBINSON, a single person,

do hereby Convey to  
DAVID M. ROBINSON and REGINA I. ROBINSON, husband and wife,

the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to:

The East One-half (E½) and the South One-half of the Southwest Quarter (S½ SW¼) of Section 34, Township 75 North, Range 29 West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a recorded real estate contract and amendment to said contract, recorded in Book 2004, Page 4378, and Book 2005, Page 1585, respectively, in the Office of the Recorder of Madison County, Iowa. Since this deed is given in fulfillment of a recorded real estate contract it is exempt from declaration of value and groundwater hazard statement filing requirements.

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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: May 28, 2015

This instrument was acknowledged before  
me on May 28, 2015 by  
Dennis A. Robinson

Dennis A. Robinson  
Dennis A. Robinson (Grantor)

\_\_\_\_\_  
(Grantor)

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(Grantor)

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(Grantor)

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(Grantor)

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(Grantor)

Samuel H. Braland, Notary Public



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