



Document 2015 1823

Book 2015 Page 1823 Type 03 001 Pages 2  
Date 7/02/2015 Time 10:41:01AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$247.20  
Rev Stamp# 198 DOV# 210

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

~~\$155,000.00~~

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4612

Return to:

Christopher Hunter, 2712 Peru Rd, Peru, IA 50222

Mail tax statements to:

Christopher Hunter, 2712 Peru Rd, Peru, IA 50222

Order No.: MES-59274/LS

$\frac{1}{2}$

## WARRANTY DEED

Legal: **The North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of thereof conveyed to Madison County, Iowa, for highway purposes, as shown in Warranty Deed recorded in Book 95, Page 267; AND, all that part of the East Twenty-six (26) Acres of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of said Section Twelve (12), which lies South of the public highway running across said 40-acre tract.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **William Edgar Willett and Margaret Irene Willett, husband and wife**, do hereby convey unto **Christopher Hunter, a single person, and Jenny Beeler, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

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

Grantors do hereby covenant with Grantees, 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.

William Edgar Willett  
William Edgar Willett

Margaret Irene Willett  
Margaret Irene Willett

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on June 29 2015 by William Edgar Willett and Margaret Irene Willett, husband and wife.

[Signature]  
Notary Public in and for said State

