



Document 2015 2064

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Date 7/23/2015 Time 10:28:50AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$304.80  
Rev Stamp# 232 DOV# 247

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2394ESP)

✓ Return To: Ryan Dunbar, 203 Warren Avenue South, Prole, Iowa 50229

Taxpayer Information: Ryan Dunbar, 203 Warren Avenue South, Prole, Iowa 50229

\$191,000

JWC 14948

### WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Paul Courtney a/k/a John Paul Courtney and Valerie K. Courtney a/k/a Val Courtney, husband and wife**, do hereby Convey to **Ryan Dunbar, a single person**, the following described real estate in Madison County, Iowa:

**A parcel of land located in the North Half (N ½) of the Southeast Quarter (SE ¼) 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, containing 10.000 acres, as shown in the Plat of Survey filed in Book 2, Page 171 on November 27, 1989, in the Office of Recorder of Madison County, Iowa;**

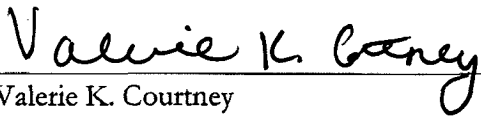
Subject to all covenants, restrictions and easements of record.

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.

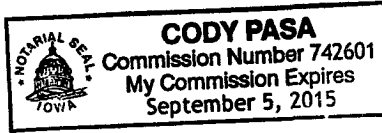
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 7-18-15

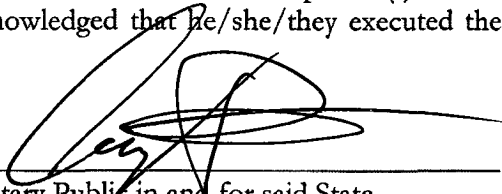
  
Paul Courtney

  
Valerie K. Courtney

STATE OF Iowa )  
 ) ss:  
COUNTY OF Warren )



On this 18<sup>th</sup> day of July, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared Paul Courtney a/k/a John Paul Courtney and Valerie K. Courtney a/k/a Val Courtney, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

  
Notary Public in and for said State