



Document 2015 2070

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Rev Stamp# 234

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

LSB15142

\$60,000

Preparer Information: (Name, address and phone number)

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

$\frac{3}{4}$

Taxpayer Information: (Name and complete address)

Christopher Larsen 1510 W Iowa Avenue, Indianola, IA 50125

Return Document To: (Name and complete address)

Christopher Larsen 1510 W Iowa Avenue, Indianola, IA 50125

Grantors:

Ronald L. Barton, Jr.
Tina R. Barton
Ronald L. Barton, Sr.

Grantees:

Christopher Larsen
Erin Larsen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Ronald L. Barton, Jr. and Tina R. Barton, husband and wife and Ronald L. Barton, a single person do hereby Convey to Christopher Larsen and Erin Larsen, husband and wife as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa: Parcel "G", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) and in the Southeast Quarter (1/4) of the Southwest Quarter (1/4) in Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 19.387 acres, as shown in Plat of Survey filed in Book 3, Page 556 on April 3, 2000, In the Office of the Recorder of Madison County, Iowa.



*This deed given in full and complete satisfaction of one certain real estate contract dated September 1, 2010 and filed November 4, 2010 in Book 2010 at Page 2775

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: 7/15/15

Ronald L. Barton, Jr.
Ronald L. Barton, Jr. (Grantor)

Tina R. Barton
Tina R. Barton (Grantor)

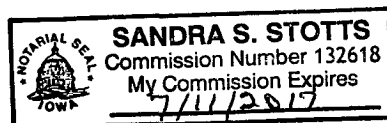
Ronald L. Barton, Sr.
Ronald L. Barton, Sr. (Grantor)

(Grantor)

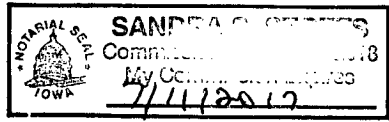
STATE OF IOWA, COUNTY OF Warren

This record was acknowledged before me this 15th day of July, 2015, by Ronald L. Barton, Jr. and Tina R. Barton, husband and wife and Ronald L. Barton, a single person

Sandra S. Stotts
Signature of Notary Public

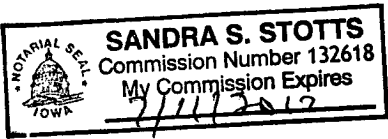


STATE OF Iowa, COUNTY OF Warren
This record was acknowledged before me this 15th day of July, 2015 by Ronald
L. Barton, Jr.



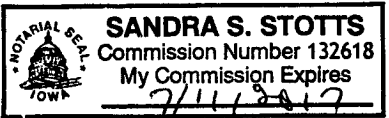
Sandra S. Stotts
Signature of Notary Public

STATE OF Iowa, COUNTY OF Warren
This record was acknowledged before me this 15th day of July, 2015, by Tina
R. Barton



Sandra S. Stotts
Signature of Notary Public

STATE OF Iowa, COUNTY OF Warren
This record was acknowledged before me this 15th day of July, 2015, by Ronald
L. Barton, Jr.



Sandra S. Stotts
Signature of Notary Public