



Document 2015 2084

Book 2015 Page 2084 Type 03 001 Pages 2

Date 7/24/2015 Time 8:33:21AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 235 DOV# 249

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone No.: 515-453-4771

Return to:

Pontier Properties LLC, 103 E 3rd St., Bevington, IA 50033

Mail tax statements to:

Pontier Properties LLC, 103 E 3rd St., Bevington, IA 50033

Order No.: MES-59536/KR

1/1

\$200,000

WARRANTY DEED

Legal: Parcel "A" located in the Southwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 46.52 acres, as shown in Plat of Survey filed in Book 3, Page 74 on July 28, 1997 in the Office of the Recorder of Madison County, Iowa

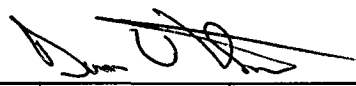


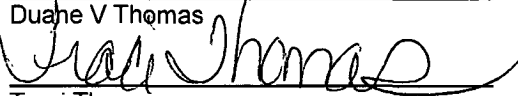
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Duane V Thomas and Traci Thomas, husband and wife**, do hereby convey unto **Pontier Properties LLC, a limited liability company**, the above-described real estate.

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 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.



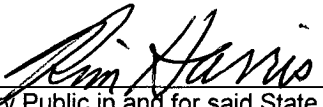
Duane V Thomas


Traci Thomas

STATE OF Iowa)
COUNTY OF Dallas)

SS:

This instrument was acknowledged before me on 7/17 2015 by Duane V Thomas and Traci Thomas, husband and wife.



Notary Public in and for said State

