



Document 2015 2228

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$238.40

Rev Stamp# 261 DOV# 277

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

This instrument prepared by:

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

Phone No.: (515)453-4614

EW Return to:

Colton M. Cowgill, 2441 Willow Bend Trl, Saint Charles, IA 50240

LJN15194

Mail tax statements to:

Colton M. Cowgill, 2441 Willow Bend Trl, Saint Charles, IA 50240

Order No.: MES-59376/JV

$\frac{1}{2}$ \$149,500

WARRANTY DEED

Legal: The South Half (1/2) of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof described as commencing at the Southeast corner of said 5 acre tract and running thence West 188 feet to center of public highway, thence following the center of said highway in a Northerly direction to a point on the North line of said tract 241 feet West of the Northeast corner thereof, thence East to said Northeast corner, thence South to the point of beginning; AND EXCEPT Parcel "K" located therein, containing 0.17 acres, as shown in Plat of Survey filed in Book 2015, Page 1503 on June 1, 2015 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, **Wayne L. Strawn and Sallie V. Leola Strawn, husband and wife**, do hereby convey unto **Colton M. Cowgill**, 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.

Wayne L. Strawn
Wayne L. Strawn

Sallie V. Leola Strawn
Sallie V. Leola Strawn

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on July 27 2015 by Wayne L. Strawn and Sallie V. Leola Strawn, husband and wife

Jane E. Krumm
Notary Public in and for said State

