

Document 2015 2241

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$397.60 Rev Stamp# 266 DOV# 280

INDX 1 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 Return to:

Juliette Houseman, 1182 Woodland Ave, Cumming, IA 50061 Mail tax statements to:

Juliette Houseman, 1182 Woodland Ave, Cumming, IA 50061

Phone No.: 515-453-4612

LIN15044

Order No.: MES-59324/LS

\$249,000

## WARRANTY DEED

A parcel of land located in the South Half (1/2) of the Southwest Quarter (1/4) of the Legal: Southwest Fractional Quarter (1/4) of Section Twelve (12), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.561 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 36 on June 17, 1986, in the Office of the Recorder of Madison County, Iowa; EXCEPT that part of Parcel "B" that lies therein, as shown in Plat of Survey filed in Farm Plat Book 2, Page 152 on May 12, 1989, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcels "F" and "G", located therein, containing 3.09 acres and 9.72 acres, respectively, both parcels as shown in Plat of Survey filed in Book 2014, Page 683 on March 28, 2014, 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, Allan Ruhnke and Susan Ruhnke, husband and wife, do hereby convey unto Juliette Houseman, a married person, the above-described real single 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.

·;	Allan Ruhnke  X Susan Ruhhe
	Susan Ruhnke
STATE OF TOWC.	) ) SS:
This instrument was acknowledged before in Ruhnke and Susan Ruhnke, husband and v	
	Notary Public in and for said State

