



Document 2015 2319

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Date 8/14/2015 Time 2:43:55PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$148.00

Rev Stamp# 281 DOV# 294

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:

✓ Kevin L. Branstetter and Teresa I. Branstetter, 2858 Quail Ridge Trl, Winterset, IA 50273

Mail tax statements to:

Kevin L. Branstetter and Teresa I. Branstetter, 2858 Quail Ridge Trl, Winterset, IA 50273

Order No.: MES-60525/KR

\$93,000

WARRANTY DEED

Legal: The East 20 acres of the Northwest Fractional Quarter of the Southeast Quarter of Section 31, Township 76 North, Range 26, West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "B", located therein, containing 3.323 acres, as shown in Plat of Survey filed in Book 2014, Page 2339 on September 17, 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, **Kathleen Mary Cleghorn, a single person**, does hereby convey unto **Kevin L. Branstetter and Teresa I. Branstetter, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

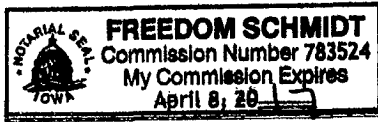
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

x Kathleen Mary Cleghorn
Kathleen Mary Cleghorn

STATE OF Iowa)
COUNTY OF Appanoose) SS:

This instrument was acknowledged before me on August 11 2015 by Kathleen Mary Cleghorn, a single person.



Freedom Schmidt
Notary Public in and for said State