



Document 2015 3081

Book 2015 Page 3081 Type 03 001 Pages 2
Date 10/21/2015 Time 10:24:29AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$247.20
Rev Stamp# 393 DOV# 410
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

Return Document To: Jonathon L. Schroeder, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Preparer Information: Jonathon L. Schroeder, ICIS# AT0012374, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912
Address Tax Statement: Hal James Yeager and Tamra Yeager, 2048 Burr Oak Drive, Winterset, IA 50273

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WARRANTY DEED

For the consideration of \$155,000.00 Dollars and other valuable consideration, Cathy Jo Bruett and Paul Bruett, Wife and Husband, Connie Sue Leinen, a Single Person, Joseph Leinen a/k/a Joseph David Leinen, a Single Person, and Justine Leinen a/k/a Justine Dawn Leinen, a Single Person, do hereby Convey to Hal James Yeager and Tamra Yeager, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.000 acres, as shown in Plat of Survey filed in Book 2015, Page 2464 on August 26, 2015, in the Office of the Recorder of Madison County, Iowa.



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: October 9, 2015

Cathy J. Bruett
Cathy Jo Bruett (Grantor)

Connie S. Leinen
Connie Sue Leinen (Grantor)

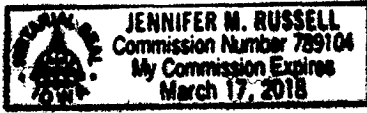
Paul E. Bruett
Paul Bruett (Grantor)

Connie S. Leinen
Joseph Leinen a/k/a Joseph David Leinen by
Connie Sue Leinen a/k/a Connie S. Leinen,
Attorney-in-Fact under Power of Attorney
dated August 1, 2011 (Grantor)

Connie S. Leinen
Justine Leinen a/k/a Justine Dawn Leinen by
Connie Sue Leinen a/k/a Connie S. Leinen,
Attorney-in-Fact under Power of Attorney
dated August 1, 2011 (Grantor)

STATE OF IOWA, COUNTY OF MADISON

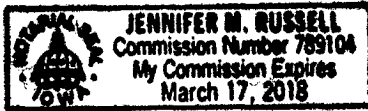
This record was acknowledged before me this 8th day of October, 2015, by Cathy Jo Bruett and Paul Bruett.



Jennifer M. Russell
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

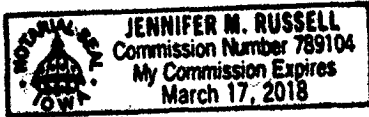
This record was acknowledged before me this 9th day of October, 2015, by Connie Sue Leinen.



Jennifer M. Russell
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

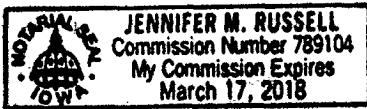
This record was acknowledged before me this 9th day of October, 2015, by Connie Sue Leinen a/k/a Connie S. Leinen as Power of Attorney for Joseph Leinen a/k/a Joseph David Leinen.



Jennifer M. Russell
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 9th day of October, 2015, by Connie Sue Leinen a/k/a Connie S. Leinen as Power of Attorney for Justine Leinen a/k/a Justine Dawn Leinen.



Jennifer M. Russell
Signature of Notary Public