



Document 2015 3420

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Date 11/17/2015 Time 2:42:55PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$383.20

Rev Stamp# 431 DOV# 447

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

JEREMY AND BRITTA THORNBURG, 305 South 16th Avenue, Winterset, Iowa 50273

File #RESC / SAM (rfb)

\$240,000

WARRANTY DEED

Legal: **LONG LEGAL – see attached**

Address: 305 16th Avenue South, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Todd Halverson and Justine Halverson, a married couple**, do hereby convey the above-described real estate to **Jeremy R. Thornburg and Britta L. Thornburg, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish all rights of dower, homestead, and distributive share in and to the real estate.

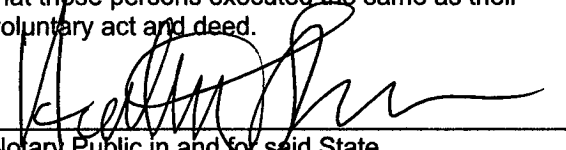
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

COUNTY OF Muscatine)


SS:

On this 15 day of November, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared **Todd Halverson and Justine Halverson, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.



Notary Public in and for said State

Dated: 11-15, 2015



Todd Halverson



Justine Halverson



A tract of land located in the West Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing in the middle of the public highway at the Southwest corner of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), and running thence East 251.95 feet, thence North 176 feet, thence West 251.95 feet to the middle of said highway, thence South 176 feet to the point of beginning; **AND** the East 121.64 feet of the North 16.33 feet of the West $3\frac{1}{2}$ acres of the North 36 rods and 8 feet of the South Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of said Section Thirty-six (36).