



Document 2015 3738

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$70,000

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Madison County, Iowa, c/o Madison County Engineer, 1105 E. Court Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Eugene H. Farlow
Patricia M. Farlow

Grantees:

Madison County, Iowa

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED

For the consideration of \$70,000.00----- Dollar(s) and other valuable consideration,
Eugene H. Farlow and Patricia M. Farlow, Husband and Wife,
do hereby Convey to Madison County, Iowa,
_____ the following described real estate in Madison County, Iowa:

The East 233 feet of the following described tract, to-wit: All that part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, lying North of the public highway running East and West through said forty-acre tract and connecting with Court Avenue in Winterset, Iowa, and lying South of the right of way of the Chicago, Rock Island & Pacific Railway Company, except the East 550 feet of the said Northwest Quarter (1/4) of the Southeast Quarter (1/4) that lies therein; EXCEPT the following described tract located in the said East 233 feet of the foregoing described tract, more particularly described as follows, to-wit: Commencing at the center of said Section Thirty-one (31), thence South 0°00' East, along the West line of the Southeast Quarter (1/4) of said Section Thirty-one (31), 1056.22 feet, to the center line of the Easterly extension of Court Avenue, in Winterset, Madison County, Iowa, thence North 89°37' East, 474.0 feet, along said center line, thence North 90°00' East 75.0 feet, along said center line, thence North 0°00' East 40.0 feet to the point of beginning, thence North 0°00' East 200.0 feet, thence North 90°00' East, 200 feet, thence South 0°00' East, 200.0 feet, thence North 90°00' West, 200.0 feet, to the point of beginning.

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: December 11, 2015

Eugene H. Farlow
Eugene H. Farlow (Grantor)

Patricia M. Farlow
Patricia M. Farlow (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 11th day of December, 2015, by Eugene H. Farlow and Patricia M. Farlow



Carla J. Vasey
Signature of Notary Public