



BK: 2016 PG: 1010
Recorded: 4/20/2016 at 3:30:25.0 PM
Fee Amount: \$22.00
Revenue Tax: \$50.40
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
(Several Grantors)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 102
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Seth R. Delutri
Bradshaw, Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700, Des Moines, IA 50309-8004
Phone: (515) 246-5885

Taxpayer Information: (name and complete address)

Seth R. Delutri
1708 Juniper Place
Granger, IA 50109

Return Document To: (name and complete address)

Seth R. Delutri, Bradshaw
Fowler, Proctor & Fairgrave, P.C.
801 Grand Avenue, Suite 3700
Des Moines, IA 50309-8004

Grantors:

Dennis M. Henrich
Tod M. Henrich
Noel L. Herbst f/k/a Noel L. Henrich

Grantees:

Seth R. Delutri

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Dennis M. Henrich, a single person, Tod M. Henrich, a single person, and Noel L. Herbst f/k/a Noel L. Henrich, a single person, do hereby convey to Seth R. Delutri the following described real estate in Madison County, Iowa:

Parcel "E" located in the West Half of the Northeast Quarter, and in the Northwest Quarter of the Southeast Quarter of Section One (1), Township Seventy-Four (74) North, Range Twenty-Seven (27) West of the 5th P.M., Madison County, Iowa, containing 22.07 acres, as shown in the Plat of Survey filed in Book 2011, Page 674, on March 11, 2011, 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: November 24, 2015

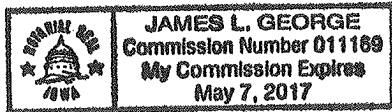
Dennis M. Henrich
Dennis M. Henrich

Tod M. Henrich
Tod M. Henrich

Noel L. Herbst
Noel L. Herbst f/k/a Noel L. Henrich

STATE OF IOWA, COUNTY OF PLYMOUTH

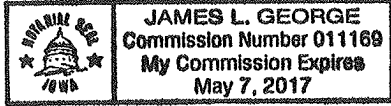
This record was acknowledged before me this 24th day of November, 2015, by Dennis M. Henrich.



James L. George
Signature of Notary Public

STATE OF IOWA, COUNTY OF PLYMOUTH

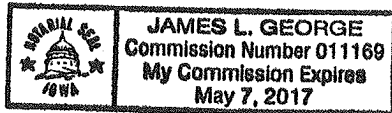
This record was acknowledged before me this 24th day of November, 2015, by Tod M. Henrich.




Signature of Notary Public

STATE OF IOWA, COUNTY OF PLYMOUTH

This record was acknowledged before me this 24th day of November, 2015, by Noel L. Herbst f/k/a Noel L. Henrich.




Signature of Notary Public