



Document 2016 1950

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Date 7/08/2016 Time 11:10:38AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$347.20

Rev Stamp# 257 DOV# 262

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$ 217,500.<sup>00</sup>

Preparer: Zorica Ilic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (632RMX)

✓ Return To: Anthony P. Durnan, Jr., 2262 265th Street, PERU, IA 50222

Taxpayer Information: Anthony P. Durnan, Jr., 2262 265th Street, PERU, IA 50222

21823942

## WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Charles J. Dooley and Susan D. Dooley, husband and wife**, do hereby convey to **Anthony P. Durnan, Jr. and Amy R. Durnan, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Madison County, Iowa**:

**A tract of land commencing 1,683.8 feet West of the East Quarter (¼) corner of Section Thirty (30), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa; thence South 1°3' East, 496 feet; thence West 328 feet; thence North 1°3' West, 496 feet; thence East 328 feet to the point of beginning and containing 3.37 acres more or less exclusive of established highway.**

Subject to all easements, covenants and restrictions of record.

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.

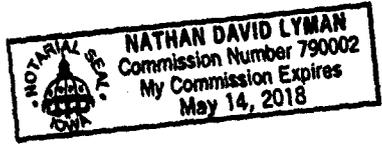
Dated: 6-15-16

*Charles J. Dooley*  
Charles J. Dooley

*Susan D. Dooley*  
Susan D. Dooley

STATE OF IOWA )  
COUNTY OF Dallas ) ss:

This record was acknowledged before me this 15 day of June, 2016, by **Charles J. Dooley and Susan D. Dooley, husband and wife.**



*[Signature]*  
Notary Public in and for said State