

BK: 2016 PG: 2706
Recorded: 9/16/2016 at 10:50:21.0 AM
Fee Amount: \$17.00
Revenue Tax: \$270.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,
Des Moines, IA 50309

Phone No.: (515)453-4637

Mail tax statements and return document to:

Edward O. Albers, 3007 Wadsley Ave, Sac City, IA 50583

Order No.: MES-68374/BS

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Michael F. Burgus and Patricia A. Burgus, husband and wife**, do hereby convey unto **Edward O. Albers**, the following described real estate.

Legal: **A parcel previously described as the South 57 acres of the East Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Beginning at the East Quarter Corner of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; thence South 84°48'07" West, 1317.16 feet to the Southwest Corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Thirty-four (34); thence North 0°07'04" East, 1893.73 feet along the West line of East Half (1/2) of the Northeast Quarter (1/4) of said Section Thirty-four (34); thence North 85°57'56" East, 1309.32 feet to a point on the East line of the Northeast Quarter (1/4) of said Section Thirty-four (34); thence South 0°03'16" East, 1866.561 feet along an existing fenceline to the Point of Beginning. Said Parcel contains 56.492 acres, including 1.234 acres of the County Road right-of-way.**

ALSO DESCRIBED AS:

A tract of land located in the East Half (1/2) of the Northeast Quarter (1/4) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 56.492 acres, as shown in the Plat of Survey filed in Book 2001, Page 4363 on September 28, 2001, in the Office of the Recorder of Madison County, Iowa.

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Michael F. Burgus

Michael F. Burgus

Patricia A. Burgus

Patricia A. Burgus

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on Sept 14 2014 by Michael F. Burgus and Patricia A. Burgus, husband and wife.

Robert D. Weeks
Notary Public in and for said State

