



Document 2016 2846

Book 2016 Page 2846 Type 03 001 Pages 2

Date 9/28/2016 Time 10:22:06AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

Jennifer L. Plumb, 707 Poplar Street, Atlantic, IA 50022, Phone: (712) 243-1663

Taxpayer Information: (name and complete address)

Dan E. Mikkelsen and Lori A. Mikkelsen, 117 Allen Street, Wiota, IA 50274

✓ **Return Document To:** (name and complete address)

Jennifer L. Plumb, 707 Poplar Street, Atlantic, IA 50022

Grantors:

Virgil L. Mikkelsen

Grantees:

Dan E. Mikkelsen and

Lori A. Mikkelsen

Legal Description: See Page 2

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

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Virgil L. Mikkelsen, a single person do hereby Convey to Dan E. Mikkelsen and Lori A. Mikkelsen, the following described real estate in Madison County, Iowa:

An undivided one-half interest in and to: All that part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ lying North and West of the center of the channel of Middle River as the same now runs across said NW $\frac{1}{4}$ all in Section 35-76-27 West of the 5th P.M., Madison County, Iowa; and a tract of land commencing at the NE Corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35-76-27 West of the 5th P.M., Madison County, Iowa, thence South 51 feet, thence West 968 feet, thence South 180 feet, thence West to the West line of said NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence North 231 feet, thence East to the point of beginning.

This deed is exempt according to Iowa Code 428A.2(11).

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: September 21, 2016


Virgil L. Mikkelsen (Grantor)

STATE OF IOWA, COUNTY OF CASS

This record was acknowledged before me on September 21, 2016, by Virgil L. Mikkelsen, a single person.




Signature of Notary Public

2\4288\101WD.08/30/16.P.alk