



Document 2016 2997

Book 2016 Page 2997 Type 03 001 Pages 2
Date 10/07/2016 Time 8:13:35AM
Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED



Return to: Marcus Berry, 7108 SW 17th Street, Des Moines, IA 50315
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Marcus Berry, 7108 SW 17th Street, Des Moines, IA 50315

For the consideration of \$1 Dollar(s) and other valuable consideration, Barbara J. Cook, Single

Marcus Berry do hereby Convey to

Madison County, Iowa: See legal description attached. the following described real estate in

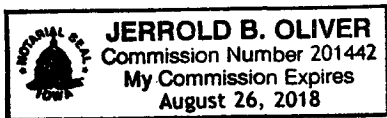
This deed is exempt according to Iowa Code 428A.2(21).

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 on Oct 6, 2016

Barbara J. Cook (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Oct 6, 2016, by Barbara J. Cook



Jerrold B. Oliver
Signature of Notary Public

Commencing at the Northeast corner of the West 13 acres of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence South 66 feet, thence West 132 feet, thence North 66 feet, thence East 132 feet to the place of beginning and that part of the Southwest Quarter ($\frac{1}{4}$) of the Southwest Quarter ($\frac{1}{4}$) of Section Fifteen (15), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2, Page 354 of the Recorder's Office of Madison County, Iowa,