



Document 2016 3276

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Date 10/31/2016 Time 3:13:24PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$455.20

Rev Stamp# 439 DOV# 438

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 633-8870

Return document to and mail tax statements to:

DOMAR KNUDSON AND ANGELA CHAPMAN, 1775 Earlham Road, Winterset, Iowa 50273

File #RESC / SAM (rfb)

~~\$~~285,000

## WARRANTY DEED

Legal:

**A tract of land located in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 12, Township 76 North, Range 29, West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point of reference, at the Southeast corner of said Section 12, thence due North 545.6 feet along the East line of the Southeast Quarter (SE ¼) of said Section 12 to the point of beginning; thence continuing due North 450.0 feet along said East line of the Southeast Quarter (SE ¼) of said Section 12; thence North 90° West 485.0 feet; thence due South 450.0 feet; thence South 90°00' East 485.0 feet to the point of beginning, and containing 5.0 acres, more or less, EXCEPT that part of Parcel "C" that lies therein, containing 0.12 acres, more or less, as shown in Plat of Survey filed in Book 2, page 526 on December 12, 1994, in the Office of the Recorder of Madison County, Iowa**

Address: 1775 Earlham Road, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sandra L. Floyd, a single person**, does hereby convey the above-described real estate to **Domar S. Knudson and Angela M. Chapman, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD**

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

<p>STATE OF IOWA ) COUNTY OF <u>Polk</u> ) SS: On this <u>20</u> day of <u>October</u>, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Sandra L. Floyd</b>, a <b>single person</b>, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that the person executed the same as that person's voluntary act and deed.</p> <p><u>Samantha K Orellana</u> Notary Public in and for said State</p>	<p>Dated: <u>October 20</u>, 2016</p> <p><u>Sandra L Floyd</u> Sandra L. Floyd</p>
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