



Document 2016 3294

Book 2016 Page 3294 Type 03 001 Pages 2
Date 11/01/2016 Time 11:46:37AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$287.20
Rev Stamp# 441 DOV# 440
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

*180,000



WARRANTY DEED

Return to: Robert P. Root, 1926 Windwood Lane, Prole, Iowa 50229
Preparer: Gregory G.T. Ervanian, 317 Sixth Ave., Ste. 900, Des Moines, IA 50309; 515-244-9400
Taxpayer: Robert P. Root, 1926 Windwood Lane, Prole, Iowa 50229

WF 27431

3 For the consideration of One Dollar(s) and other valuable consideration, William H. Mingles, Jr. and Kimberly K. Mingles, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common do hereby Convey to Robert P. Root, a single person,

the following described real estate in Madison County, Iowa: See 1 in Addendum

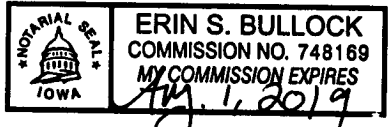
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 October 28, 2016

William H. Mingles
William H. Mingles (Grantor)

Kimberly K. Mingles
Kimberly K. Mingles (Grantor)

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on October 28, 2016, by William H. Mingles, Jr. and Kimberly K. Mingles, husband and wife



Erin S. Bullock
Signature of Notary Public

Addendum

1. A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-four (24), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to wit: Commencing at the West Quarter Corner of said Section Twenty-four (24), and running thence North 82°03' East 345.31 feet to the point of beginning, thence North 82°03' East 950.36 feet along the Quarter section line, thence North 00°17' West 723.64 feet, thence North 81°15' West 200.00 feet, thence North 77°44' West 176 feet, thence North 84°40' West 400.00 feet, thence North 85°48' West 513.10 feet, thence South 186 feet, thence South 81°25' East 527.80 feet, thence South 26°01' East 119.40 feet, thence South 35°12' West 278.50 feet, thence South 10°13' West 404.41 feet to the point of beginning; said tract includes Parcel "A", containing 5.00 acres, as shown in Plat of Survey filed in Book 2, Page 725 on October 16, 1996 in the Office of the Recorder of Madison County, Iowa.

