



Document 2017 55

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Date 1/05/2017 Time 12:11:01PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$199.20

Rev Stamp# 11 DOV# 14

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$125,000.⁰⁰



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Mark A. Critelli, 2924 104th Street, Urbandale, IA 50322, Phone: (515) 255-8750

1/4

Taxpayer Information: (Name and complete address)

Dustin Muellner, 1986 Quarry Trail, Winterset, IA 50273

5/

Return Document To: (Name and complete address)

Mark A. Critelli, 2924 104th Street, Urbandale, IA 50322

Grantors:

Bradley L. Cowger

Grantees:

Dustin Muellner

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Bradley L. Cowger, a single person do hereby Convey to Dustin Muellner, a married person

Madison County, Iowa: Parcel "E" located in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (26), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 291, on July 9, 1998 in the Office of the Recorder of Madison County, Iowa.



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 12/29/2016.

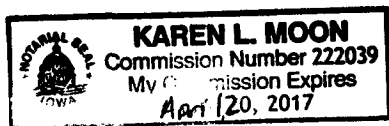
[Signature]
Bradley L. Cowger (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me on 12/29/16, by Bradley L. Cowger, a single person



[Signature]
Signature of Notary Public