



Document 2017 1492

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Date 5/11/2017 Time 2:52:23PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$103.20

Rev Stamp# 185 DOV# 188

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



### WARRANTY DEED

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: Mary Jo Frieden, 1131 Annie Drive, Winterset, IA 50273

For the consideration of \$65,000.00-----Dollar(s) and other valuable consideration, Shirley L. Dresback, a Single Person,

Mary Jo Frieden, do hereby Convey to

the following described real estate in Madison County, Iowa: A tract of land located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northwest corner of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Ten (10), thence North 89°04' East 660 feet, thence South 297.05 feet, thence South 89°04' West 660 feet, thence North 297.05 to the point of beginning, and containing 4.5001 acres.



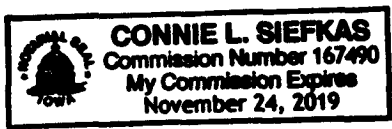
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 May 11, 2017

(Grantor)

*Shirley L. Dresback*  
Shirley L. Dresback (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on May 11, 2017, by Shirley L. Dresback



*Connie L. Siefkas*  
Signature of Notary Public