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Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$799.20 ANNO

Rev Stamp# 515 DOV# 528 SCAN

LISA SMITH, COUNTY RECORDER CHEK  
MADISON COUNTY IOWA

\$ 499,900<sup>00</sup>

This instrument prepared by:

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

Phone # (515) 633-8870

Return document to and mail tax statements to:

BRUCE DAWSON AND ELIZABETH HAGEBOECK, 2294 – 152<sup>nd</sup> Street, Winterset, Iowa 50273

File #RESC / SAM (rfb)

## WARRANTY DEED

Legal: **A tract of land located in the East Half of the Southeast Quarter (E ½ SE ¼) of Section 31, Township 77 North, Range 27, West of the 5<sup>th</sup> P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Northeast corner of the Southeast Quarter (SE ¼) of Section 31, running thence South 0°11' East along the East line of said Section 31, 1852.0 feet; thence South 89°59' West, 1202.6 feet; thence North 0°11' West, 1852.4 feet to the North line of said Southeast Quarter (SE ¼); thence East 1202.6 feet to the point of beginning, containing 51.135 acres**

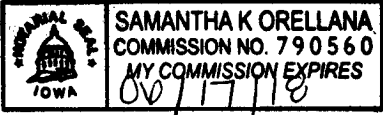
Address: 2994 – 152<sup>nd</sup> Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Melody A. Mumford, a single person**, does hereby convey the above-described real estate to **Bruce L. Dawson, a single person, and Elizabeth Hageboeck, a single person**, 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    )                           )    SS: COUNTY OF <u>Dallas</u>    )</p> <p>On this <u>20</u> day of <u>November</u>, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared <b>Melody A. Mumford</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>November 20</u>, 2017</p> <p><u>Melody A. Mumford</u> Melody A. Mumford</p> <p></p>
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