



Document 2018 764

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Date 3/09/2018 Time 10:50:06AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$42.40

Rev Stamp# 93 DOV# 95

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4216

✓ Mail tax statements and return document to:
Curt Bronnenberg, 14405 Hull Ave, Perry, IA 50220

$\frac{1}{1}$

\$ 27,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Lester O. Purscell and Jean M. Purscell, a married couple**, do hereby convey unto **Curt Bronnenberg, a married person**, the following described real estate:

Parcel "B" located in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Nine (9), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2001, Page 1046 on March 19, 2001, in the Office of the Recorder of Madison County, Iowa.

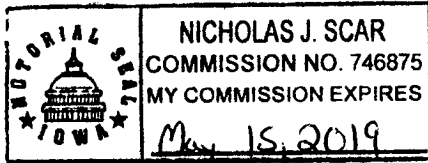


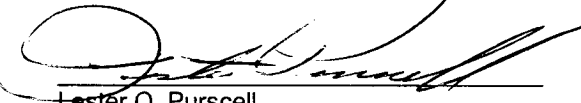
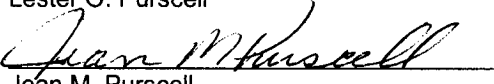
Order No.: MES-78495/DW

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

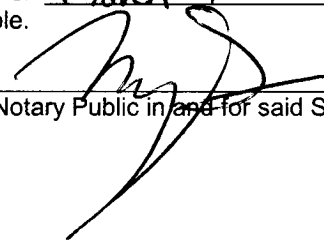
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.




Lester O. Purscell

Jean M. Purscell

STATE OF Texas)
COUNTY OF Marlborough) SS:

This instrument was acknowledged before me on March 7 2018 by Lester O. Purscell and Jean M. Purscell, a married couple.


Notary Public in and for said State