

BK: 2018 PG: 1429
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Fee Amount: \$17.00
Revenue Tax: \$192.80
LISA SMITH RECORDER
Madison County, Iowa

Preparer Information: Kelly D. Hamborg, 666 Grand Ave., Suite 2000, Des Moines, IA 50309, (515) 242-2400
Return Document To: Kelly D. Hamborg, 666 Grand Avenue, Suite 2000, Des Moines, IA 50309
Address Tax Statement: Charles R. Broecker and Amber J. Broecker, 2509 120th Street, Van Meter, IA 50261

SPECIAL WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Castle Development, L.L.C., an Iowa limited liability company, does hereby convey to Charles R. Broecker and Amber J. Broecker, formerly known as Amber J. Breakbill, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A parcel of land located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 77 on July 14, 1987, in the Office of the Recorder of Madison County, Iowa,

subject to easements, covenants, mineral reservations, and restrictions of record.

The deed is given in satisfaction of the Real Estate Contract dated November 25, 2008, filed of record December 1, 2008, in Book 2008, Page 3485, as assigned through an Assignment dated November 7, 2013, filed of record November 20, 2013 in Book 2013, Page 3501, and as amended by an Amended and Substituted Real Estate Contract – Installments dated November 1, 2013, filed of record on November 22, 2013 in Book 2013, Page 3536.

Grantor does hereby covenant with Grantees and successors in interest to warrant and defend the real estate against the lawful claims of all persons through November 25, 2008, and all persons claiming by, through or under Grantor from November 25, 2008 through the date hereof, 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.

