



WARRANTY DEED

Return to: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067
Preparer: Jane E. Rosien, 114 E. Jefferson Street, P.O. Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912
Taxpayer: Sara J. Deugan, 2889 235th Street, St. Charles, IA 50240

For the consideration of One Hundred Twenty Five Thousand----- Dollar(s) and other valuable consideration, Carl Alvin Barr, III and LaRay M. Ripperger, Husband and Wife,

Sara J. Deugan, do hereby Convey to

Sara J. Deugan, the following described real estate in MADISON County, Iowa: A tract of land located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seven (7), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing on the quarter section line at a point 1805 feet East of the Southwest Corner of the Northeast Quarter (1/4) of said Section Seven (7), running thence North 201 feet, thence Westerly 149 feet, thence North 243 feet 4 inches, thence Easterly 384 feet, thence South 435 feet 3 inches to the South line of said quarter section, thence Westerly along said quarter section line to the point of beginning, containing 3.15 acres, more or less.

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 July 11, 2018

Carl Alvin Barr, III
Carl Alvin Barr, III (Grantor)

LaRay M. Ripperger
LaRay M. Ripperger (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 11, 2018, by Carl Alvin Barr, III and LaRay M. Ripperger



Toni Marie Tindle
Signature of Notary Public