Document 2018 3064

Book 2018 Page 3064 Type 03 001 Pages 1
Date 9/21/2018 Time 10:15:20AM
Rec Amt $7.00 Aud Amt $5.00 INDX
Rev Transfer Tax $255.20 ANNO
Rev Stamp# 392 DOV# 395 SCAN
LISA SMITH, COUNTY RECORDER CHEK
MADISON COUNTY IOWA

$160,000

Preparer: Matthew D. Kern, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (735RTE)
✓ **Return To:** Larry D. Rutherford, 1881 313th St., LORIMOR, IA 50149
Taxpayer Information: Larry D. Rutherford, 1881 313th St., LORIMOR, IA 50149

WARRANTY DEED

For the consideration of One ($1.00) Dollar and other valuable consideration, **Richard E. Billeter and Glodeane Billeter, a married couple,** do hereby Convey to **Larry D. Rutherford, a** ~~single~~ LDR married **person,** the following described real estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 8.52 acres, as shown in Plat of Survey filed in Book 2006, Page 3757 on September 12, 2006, in the Office of the Recorder of Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 9-13-18

Richard E. Billeter

Glodeane Billeter

Glodeane Billeter

STATE OF Iowa)
)ss:
COUNTY OF Madison)

This record was acknowledged before me on September 13, 2018, by Richard E. Billeter and Glodeane Billeter, a married couple.

Notary Public in and for said State

NOTARIAL SEAL IOWA
JULIE A EGLI
Commission Number 779833
My Commission Expires 8/14/19