

Document 2019 1467

Book 2019 Page 1467 Type 03 001 Pages 2 Date 5/21/2019 Time 12:09:14PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX Rev Transfer Tax \$255.20 **ANNO** Rev Stamp# 162 DOV# 169 **SCAN** 

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

This instrument prepared by:

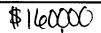
ROSS F. BARNETT, ABENDROTH RUSSELL BARNETT LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 661-5574

Return document to and mail tax statements to:

TOWN FAMILY TRUST, 2563 – 225th Street, Winterset, Iowa 50273

File #RESC / KK (spo)



## WARRANTY DEED

Legal:

Parcel "A" located in the Southeast ¼ of the Northwest ¼ of Section

3. Township 75 North, Range 27 West of the 5th P.M., Madison

County, lowa, containing 5.000 acres, as shown in the Plat of Survey filed in Book 2, Page 521 on December 6, 1994, in the Office of the

Recorder of Madison County, Iowa

Address:

2563 - 225th Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, Travis Pate, a single person, does hereby convey the above-described real estate to Town Family Trust dated August 28, 2000.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, 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.

STATE OF IOWA ) SS: COUNTY OF Dallas )	Dated: May 8th , 2019
On this day of said State, personally appeared Travis Pate, a single person, 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.  Notary Public in and for said State	Travis Pate  KRISTEN KLINKHAMMER Commission Number 807419 My Commission Expires