



Document 2019 1467

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Date 5/21/2019 Time 12:09:14PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 162 DOV# 169

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

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)

\$160000

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, Iowa, 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.

