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Rec Amt \$7.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Prepared by: Gordon K. Darling, Jr., P.O. Box 88, Winterset, IA 50273, Telephone: 515.240.0072
Return & send tax statements to: Paul E. Bruett & Cathy J. Bruett, 1936 Pammel Park Rd., Winterset, IA 50273

WARRANTY DEED

For the consideration of One & No/100 Dollar (\$1.00) and other valuable consideration, Paul E. Bruett (a/k/a Paul Bruett) & Cathy J. Bruett (a/k/a Cathy Jo Bruett), Husband & Wife, do hereby convey to Paul E. Bruett & Cathy J. Bruett, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The East Half (E $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,

AND, an undivided one half ($\frac{1}{2}$) interest in:

The West Half (W $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-nine (29), in Township Seventy-six (76) North, of Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, **AND EXCEPTING THEREFROM:** Parcel "A" located in the Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and in the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 4.000 acres, as shown in Plat of Survey filed in Book 2015, Page 2464 on August 26, 2015, in the Office of the Recorder of Madison County, Iowa.

Subject to easements, restrictions, covenants, and liens of record, if any.

This deed is exempt according to Iowa Code 428A.2(11).

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: November 13, 2019

Paul E. Bruett
Paul E. Bruett

Cathy J. Bruett
Cathy J. Bruett

STATE OF IOWA, COUNTY OF MADISON, SS:

Subscribed and sworn to before me on November 13, 2019, by Paul E. Bruett & Cathy J. Bruett.



Jennifer M. Tallman
Notary Public in and for Iowa