



Document 2012 2232

Book 2012 Page 2232 Type 03 001 Pages 3

Date 7/31/2012 Time 11:41 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20

Rev Stamp# 225 DOV# 244

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

David J. Swaim, 1596 State Hwy 92, Winterset, IA 50273

Mail tax statements to:

David J. Swaim, 1596 State Hwy 92, Winterset, IA 50273

Order No.: MES-40486/BS

\$ 150,000.00

WARRANTY DEED

Legal: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Gaile M. Funaro and Joseph Funaro, wife and husband**, does hereby convey unto **David J. Swaim, a married person**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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.

Gaile M. Funaro 7-25-12
Gaile M. Funaro

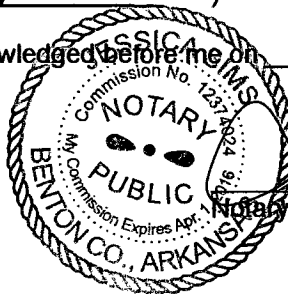
Joseph Funaro
Joseph Funaro

STATE OF Arkansas)
COUNTY OF Benton)

SS:

This instrument was acknowledged before me on _____
Funaro, a married person

July 25 2012 by Gaile M.

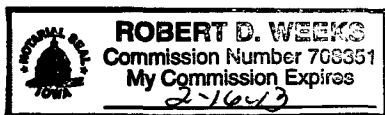


Jessica Sims, Arkansas
Notary Public in and for said State

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on July 29 2012 by Joseph
Funaro, a married person



[Signature]
Notary Public in and for said State

EXHIBIT "A"

All that part of the Northeast Quarter (¼) of the Northeast Quarter (¼) of Section One (1), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, described as commencing at the Northeast corner of said Section One (1); thence North 89°50'18" West a distance of 341.89'; thence South 00°13'34" East a distance of 60.00' to the point of beginning; thence South 00°13'34" East a distance of 367.87'; thence South 89°47'27" West a distance of 197.65'; thence North 00°16'18" West a distance of 98.48'; thence South 86°27'09" West a distance of 10.31'; thence North 01°42'11" West a distance of 116.83'; thence South 88°55'15" West a distance of 271.56'; thence North 00°40'26" East a distance of 70.30'; thence North 41°26'29" East a distance of 119.79'; thence South 89°51'29" East a distance of 401.82' to the point of beginning. Containing 2.63 acres including 0.07 acres of county road right of way.

