



Document 2016 499

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Date 2/29/2016 Time 12:35:05PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$743.20

Rev Stamp# 56 DOV# 59

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4612

Return to:

Jeromy J. Burgmaier, 2732 Settlers Trail, Saint Charles, IA 50240

Mail tax statements to:

Jeromy J. Burgmaier, 2732 Settlers Trail, Saint Charles, IA 50240

Order No.: MES-63328/LS

FID 19999

$\frac{1}{2}$

\$465000

WARRANTY DEED

Legal: A tract of land located in the South Half (1/2) of the Northwest Quarter (1/4) and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-two (32) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Beginning at a point on the West line of the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section that is 427.5 feet South of the Northwest corner of the said Southwest Quarter (1/4) of the Northwest Quarter (1/4), thence South 1233 feet, thence North 44°52' East, 181.5 feet, thence along a curve to the right 149.54 feet, thence North 55°46' East, 229.5 feet, thence along a curve to the right 199.77 feet, thence North 62°30' East, 1250.5 feet, thence North 61°40' West, 317.4 feet, thence along a curve to the right 298.78 feet, thence North 49°03' West, 134.6 feet, thence along a curve to the left 425.28 feet, thence South 55°15' West, 137.8 feet, thence along a curve to the right 338.49 feet, thence North 88°20' West 181.5 feet to the point of beginning, subject to the road easement, and containing 28 acres, more or less.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Terry R. Cooper and Amy M. Cooper, husband and wife, do hereby convey unto Jeromy J. Burgmaier, a ^{married} ~~single~~ person, ~~and his heirs, assigns, and assigns~~ ~~the above-described real estate.~~ ~~the above-described real estate.~~

JB

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Terry R. Cooper
Terry R. Cooper
Amy M. Cooper
Amy M. Cooper

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on February 25 2016 by Terry R. Cooper and Amy M. Cooper, husband and wife.

[Signature]
Notary Public in and for said State

