



Document 2016 739

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Date 3/28/2016 Time 3:55:40PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 87

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

\$160,000

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 993-4545

Taxpayer Information: (name and complete address)

John E. Brant, 3191 Terrace Ave., Truro, IA 50257

Return Document To: (name and complete address)

James E. Van Werden, 1009 Main St., Adel, IA 50003

Grantors:

Mary E. Brant

Grantees:

John E. Brant

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

2010-2805

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Mary E. Brant, single, does hereby Convey to John E. Brant the following described real estate in Madison County, Iowa:

The East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Nineteen (19) in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

***This deed is given as full performance of a certain contract for the sale of said real estate dated October 21, 2010 (which contract is duly merged herein) to and including which date only all general warranties and covenants herein extend; thereafter, grantor warrants title only as against herself and all parties claiming by, through, or under said grantors or either of them;**

Grantor does Hereby Covenant with grantee, and successors in interest, that grantor holds the real estate by title in fee simple; that she 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.

Dated: 3-28-16

Mary E. Brant
Mary E. Brant (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on March 28, 2016, by Mary E. Brant.

Catherine A. Gowin
Signature of Notary Public

