



Document 2017 2608

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$15.20

Rev Stamp# 362

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

\$10,000

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067; Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Gary Davis, 2995 Mallard Avenue, Lorimor, IA 50149

✓ Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Donald E. Ham

Grantees:

Gary Davis

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED

For the consideration of \$10,000.00----- Dollar(s) and other valuable consideration,
Donald E. Ham, a Single Person,
do hereby Convey to Gary Davis,

the following described real estate in Madison County, Iowa:
Parcel "D" a Part of Parcel "B" in part of the SE 1/4 of the SW 1/4 and part of the SW 1/4 of the SE 1/4, lying East of the County Highway in Section 12, Township 74 North, Range 28 West of the 5th P.M., Madison County, Iowa more particularly described as follows: Commencing at the NW cor of said SE 1/4 SW 1/4; thence S 89°05'03" E a distance of 973.50' to a magnetic nail set in the centerline of said County Highway at the Point of Beginning; thence S 89°05'03" E, along the North line of said SE1/4 SW1/4 and SW1/4 SE1/4 a distance of 443.34' to a capped iron rod; thence S 00°54'57" W a distance of 375.03' to a capped iron rod; thence N 89°05'03" W a distance of 718.25' to a magnetic nail set in said centerline; thence N 37°09'30" E, along the centerline thereof, a distance of 465.00' to the point of beginning. Containing 5.000 acres including 0.533 acres of county road right of way easement.

This Deed is in partial fulfillment of the Real Estate Contract dated February 21, 2012 and filed for record with the Madison County Recorder's Office on February 23, 2012 in Book 2012 at Page 528.

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: August 18, 2017

Donald E. Ham
Donald E. Ham (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 18th day of August, 2017, by Donald E. Ham

Jane E. Rosien
Signature of Notary Public

