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Date 1/02/2018 Time 12:18:33PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$879.20

Rev Stamp# 2 DOV# 2

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

\$550,000

INSTRUMENT PREPARED BY:	Jonathon Schroeder, 2605 Northridge Pkwy., Ames, IA 50010; (515) 288-2500
RETURN TO:	Bryson J. Hall, 1649 - 210th St., Winterset, IA 50273
MAIL TAX STATEMENT TO:	Bryson J. Hall, 1649 - 210th St., Winterset, IA 50273

WARRANTY DEED

KNOW ALL PERSONS BY THIS INSTRUMENT: That **CORY K. HALL and DEBORAH HALL**, husband and wife (collectively, the "Grantors"), for valuable consideration, convey unto **BRYSON JAMES HALL**, an unmarried person (the "Grantee"), the real property situated in Madison County, Iowa, described as follows:

Parcel "A" located in the South Fractional Half (½) of the Northwest Quarter (¼) and in the Northwest Fractional Quarter (¼) of the Southwest Quarter (¼) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 43.24 acres, as shown in Amended Plat of Survey filed in Book 2008, Page 3113 on October 21, 2008, in the Office of the Recorder of Madison County, Iowa; AND the Northeast Quarter (¼) of the Southwest Quarter (¼) of said Section Thirty (30).

The undersigned Grantors covenant with the above named Grantee and successors in interest that Grantors hold the real property by title in fee simple; that they have good and lawful authority to sell and convey the same; that the real property is free and clear of all liens and encumbrances whatsoever except as may be above stated; and the Grantors covenant to warrant and defend the real property against the lawful claims of all persons whomsoever, 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 acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

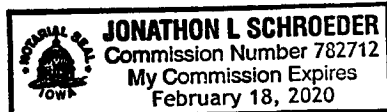
Dated December 28, 2017

Cory K. Hall
CORY K. HALL, Grantor

Deborah Hall
DEBORAH HALL, Grantor

STATE OF IOWA, STORY COUNTY, SS:

This record was acknowledged before me on this 28 day of December, 2017, by Cory K. Hall and Deborah Hall, husband and wife.



Jonathon L. Schroeder
Notary Public in and for the State of Iowa
My commission expires 2-18-20