



Document 2018 81

Book 2018 Page 81 Type 03 001 Pages 4

Date 1/05/2018 Time 12:16:57PM

Rec Amt \$22.00 Aud Amt \$15.00

Rev Transfer Tax \$1,233.60

Rev Stamp# 10 DOV# 10

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED - SEVERAL GRANTORS

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

\$771,400

Preparer Information: (Name, address and phone number)

Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Danny J. and Sonia B. Allen, 1966 - 175th Lane, Winterset, IA 50273

☒ **Return Document To:** (Name and complete address)

Mark L. Smith, POB 230, Winterset, IA 50273

Grantors:

John W. Agan

Mary Agan

Peggy L. Phillips

Dennis R. Phillips

Barbara Agan

Dale W. Agan

Connie Agan

Grantees:

Danny J. Allen

Sonia B. Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of -----\$771,400.00----- Dollar(s)
and other valuable consideration, John W. Agan and Mary Agan, Husband and Wife; Peggy L. Phillips and Dennis R. Phillips, Wife and Husband; Barbara Agan, Single; and, Dale W. Agan and Connie Agan, Husband and Wife,
Danny J. Allen and Sonia B. Allen, As Tenants in Common,
do hereby Convey to
the following described real estate in
Madison County, Iowa:
See Attached Legal Description

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 on 12/5/17.

John W. Agan
John W. Agan (Grantor)

Mary Agan
Mary Agan (Grantor)

Peggy L. Phillips
Peggy L. Phillips (Grantor)

Dennis R. Phillips
Dennis R. Phillips (Grantor)

Barbara Agan
Barbara Agan (Grantor)

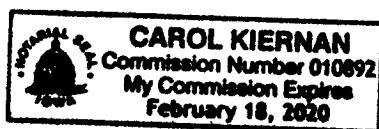
Dale W. Agan
Dale W. Agan (Grantor)

Connie Agan
Connie Agan (Grantor)

(Grantor)

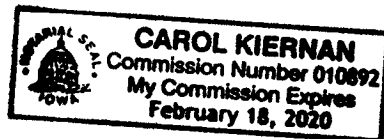
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 27, 2017, by John W. Agan and Mary Agan



Carol Kiernan
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Nov 27, 2017, by Peggy L. Phillips
and Dennis R. Phillips



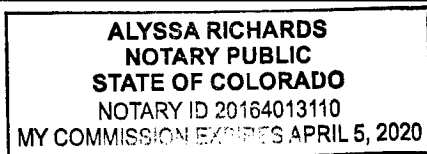
Carol Kiernan
Signature of Notary Public

STATE OF IOWA, COUNTY OF POLK
This record was acknowledged before me on 12/5/17, by Barbara Agan



Mark L. Smith
Signature of Notary Public

STATE OF COLORADO, COUNTY OF Weid
This record was acknowledged before me on 11/29/17, by Dale W. Agan
and Connie Agan



Alyssa Richards
Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

Signature of Notary Public

Parcel "H" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Nine (9), containing 0.46 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3297 on October 20, 2017, in the Office of the Recorder of Madison County, Iowa; **AND** the West Half (1/2) of the Northwest Quarter (1/4) of Section Sixteen (16), **EXCEPT** Parcels "J" and "A", located therein, containing 23.93 acres, more or less, and 2.73 acres, more or less, respectively, as shown in Plat of Survey filed in Book 2017, Page 3299 on October 20, 2017, in the Office of the Recorder of Madison County, Iowa; **AND** the East Half (1/2) of the Northeast Quarter (1/4) of Section Seventeen (17), **ALL** in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,