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Date 1/12/2018 Time 2:10:18PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$447.20

Rev Stamp# 19

INDX

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 105

Recorder's Cover Sheet

\$280,000

Preparer Information: (Name, address and phone number)

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324, Phone: (515)
223-6000

Taxpayer Information: (Name and complete address)

John Eric Brant, 3191 Terrace Avenue, Truro, IA 50257

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

David L. Wetsch, 974 - 73rd Street, Suite 20, Des Moines, IA 50324

Grantors:

Mary E. Austin

Grantees:

John Eric Brant

Legal description: See Page 2

Document or instrument number of previously recorded documents:

BK 2014 PG 455



SPECIAL WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Mary E. Austin, a single person

do hereby Convey to John Eric Brant

the following described real estate in Madison County, Iowa:

All of my rights, title and interest in:

The West Half (1/2) of the Southeast Quarter (1/4); and the Southeast Quarter (1/4) of the Southwest Quarter (1/4); and the East Half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), all in Section Twenty-nine (29), in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This Deed is given in fulfillment of a Real Estate Contract dated February 27, 2014, filed February 28, 2014, in Book 2014, Page 455 of the Madison County Recorder's Office. The warranties of title provided under this Deed extend only to the date of said Contract.

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and Defend the real estate against the lawful claims of all persons claiming by, through or under them, 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: 01/11/2018

(Grantor)

Mary E. Austin
Mary E. Austin (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1-11-18, by Mary E. Austin, a single person



Linda K. Dutton
Signature of Notary Public