



Document 2019 2863

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Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$687.20

ANNO

Rev Stamp# 359 DOV# 374

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1631RTE)

Return To: Brian P. Van Pelt, 1578 Prairieview Avenue, Van Meter, IA 50261

Taxpayer Information: Brian P. Van Pelt, 1578 Prairieview Avenue, Van Meter, IA 50261

\$430,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Rebecca Bollin, a single person**, do hereby Convey to **Brian P. Van Pelt and Angela R. Van Pelt, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Two (2) of Prairieview Ridge Rural Subdivision located in the North Half (1/2) of the Southwest Quarter (1/4) and in the South Half (1/2) of the Northwest Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;



Subject to all covenants, restrictions and easements of record.

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: 9/8/19

Rebecca Bollin
Rebecca Bollin

STATE OF Iowa)
) ss:
COUNTY OF polk)

This record was acknowledged before me on 8/9/19, by Rebecca Bollin, a single person.

[Signature]
Notary Public in and for said State

