



Document 2022 1589

Book 2022 Page 1589 Type 03 001 Pages 2  
Date 5/31/2022 Time 9:05:51AM  
Rec Amt \$12.00 Aud Amt \$5.00           INDX  
Rev Transfer Tax \$47.20           ANNO  
Rev Stamp# 188 DOV# 182           SCAN  
LISA SMITH, COUNTY RECORDER           CHEK  
MADISON COUNTY IOWA

\$30,000<sup>00</sup>

**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: 515-462-3731

**Taxpayer Information:** Nieves Adriana Nieto Ibarra, 1531 Old Portland Road, Van Meter, IA 50261

✓ **Return Document To:** Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273

**Grantors:** Donald G. Bear

**Grantees:** Nieves Adriana Nieto Ibarra

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED

For the consideration of Thirty Thousand Dollar(s) and other valuable consideration, Donald G. Bear, single person, does hereby Convey to Nieves Adriana Nieto Ibarra, the following described real estate in Madison County, Iowa:

Parcel "J" of the South Half of the Southeast Quarter of the Northeast Quarter (S 1/2 SE 1/4 NE 1/4) of Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed May 9, 2022, in Book 2022, Page 1344 in the Office of the Recorder of Madison County, Iowa.

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: 5-27-2022

Donald G. Bear
Donald G. Bear, Grantor

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 5/27/2022 by Donald G. Bear.

Signature of Notary Public

