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Document 2009 2238

Book 2009 Page 2238 Type 03 001 Pages 3

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Rec Amt \$19.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓ MCA



WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Finneseth, Dalen & Powell, P.L.C., 1401 Willis Avenue, PO Box 487, Perry, IA 50220, Phone:
(515) 465-4641

Taxpayer Information: (Name and complete address)

Tris Coffin, 1055 Creamery Road, Dexter, IA 50070

Return Document To: (Name and complete address)

Tris Coffin, 1055 Creamery Road, Dexter, IA 50070

Grantors:

Beulah E. Nevitt
Betty J. Shepherd
George W. Shepherd
Charles E. Varley, Jr.
Dorothy L. Varley

Grantees:

Tristram E. Coffin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED (Several Grantors)

For the consideration of One (\$1.00)

Dollar(s) and other valuable consideration,
Beulah E. Nevitt, single; Betty J. Shepherd and George W. Shepherd, wife and husband; Charles E. Varley, Jr. and Dorothy L. Varley, husband and wife

do hereby Convey to
Tristram E. Coffin

the following described real estate in Madison County, Iowa:

All of our interest in Parcel "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4), of Section Six (6), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 2004, Page 5468 on November 19, 2004, in the Office of the Recorder of Madison County, Iowa

GWT + DOU recorded with accompanying deed of conveyance. Recorded in Book 2009, Page 2237, on July 13, 2009, in Madison County, Iowa Recorder's Office.



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.

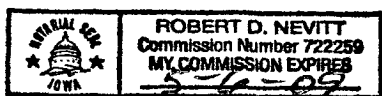
Dated: 7-6-09
Beulah E. Nevitt (Grantor)
Betty J. Shepherd (Grantor)
Charles E. Varley, Jr. (Grantor)

George W. Shepherd (Grantor)
Dorothy L. Varley (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 7-6, 2009, by Beulah E. Nevitt, single

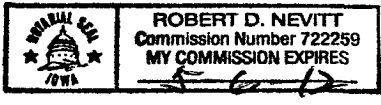
Robert D. Nevitt
Notary Public



STATE OF IOWA, COUNTY OF Adair

This instrument was acknowledged before me on _____, 2009, by
Betty J. Shepherd and George W. Shepherd, wife and husband

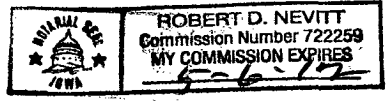
Robert D Nevitt
_____, Notary Public



STATE OF IOWA, COUNTY OF Cuthrie County

This instrument was acknowledged before me on _____, 2009, by
Charles E. Varley, Jr. and Dorothy L. Varley, husband and wife

Robert D Nevitt
_____, Notary Public



STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public