

Book 2007 Page 430 Type 03 001 Pages 1
Date 1/31/2007 Time 11:48 AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$455.20
Rev Stamp# 37 DOV# 37

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON IOWA

285,000.00

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - January 2006 William E. Bump ISBA # 8237 FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return Document to: William E. Bump, 211 SW 7th Street, Stuart, IA 50250 Phone: 515-523-2843

Preparer Information: William E. Bump, 211 SW 7th Street, Stuart, IA 50250 Phone: 515-523-2843

✓ Address Tax Statement: Steven H. and Rhonda K. Bunnell, 340 NE Cedar Ave., Earlham, Iowa 50072



WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,
John A. Bunnell and Mary L. Bunnell, Husband and Wife,

do hereby Convey to
Steven H. Bunnell and Rhonda K. Bunnell, Husband and Wife, as Tenants in Common,

the following described real estate in Madison County, Iowa:
The North Half (N1/2) of the Northeast Quarter (NE1/4), Except Parcel "C" located in the Northeast Quarter of the Northeast Quarter all in Section 33, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, subject to 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: January 11, 2007

+ John A. Bunnell (Grantor)
John A. Bunnell (Grantor)

+ Mary L. Bunnell (Grantor)
Mary L. Bunnell (Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on January 11, 2007, by John A. Bunnell and Mary L. Bunnell, Husband and Wife.

William E. Bump
William E. Bump, Notary Public

(This form of acknowledgment for individual grantor(s) only)

