
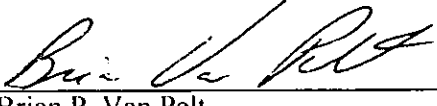

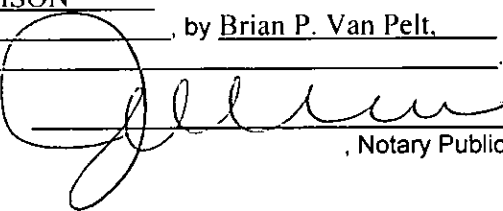


©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Jerrold B. Oliver	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>		
Preparer: <u>Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Michael G. Bell and Myleen C. Bell, 2305 151st Ct., Winterset, IA 50273</u>		
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;">  <p>\$290,000.00</p> </div> <div> <h2 style="margin: 0;">WARRANTY DEED - JOINT TENANCY</h2> </div> </div>		
For the consideration of <u>Two hundred ninety thousand</u> Dollar(s) and other valuable consideration, <u>Brian P. Van Pelt, Single</u>		
<u>do hereby</u>		
Convey to <u>Michael G. Bell and Myleen C. Bell, Husband and Wife</u>		
<u>as Joint</u>		
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in <u>Madison</u> County, Iowa:		
See 1 in Addendum		
<p>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.</p>		
 Brian P. Van Pelt (Grantor)		Dated: <u>4/25/07</u> _____ (Grantor)
STATE OF <u>IOWA</u> COUNTY OF <u>MADISON</u>		
This instrument was acknowledged before me on <u>4/25/07</u> , by <u>Brian P. Van Pelt,</u> <u>Single</u>		
<div style="border: 1px solid black; padding: 5px; display: inline-block;">  <p>JENNIFER STOVER Commission No. 729109 My Commission Exp. <u>4/22/07</u></p> </div>		 _____, Notary Public
(This form of acknowledgment for individual grantor(s) only)		

Addendum

1. Lot Fourteen (14) in Berglund Rural Estates Sub-Division in the Northwest Quarter (¼)
Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-Seven (27)
West of the 5th P.M., Madison County, Iowa

