



Document 2010 1481

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$59.20

Rev Stamp# 483 DOV# 539

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

William G. Keating and Shirley Ann Keating

2407 - 255th Street

Peru, Iowa 50222

**Return Document To:** (Name and complete address)

William G. Keating and Shirley Ann Keating

2407 - 255th Street

Peru, Iowa 50222

**Grantors:**

Elma E. Tracy

**Grantees:**

William G. Keating

Shirley Ann Keating

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of Thirty-seven Thousand Five Hundred and no/100 (\$37,500.00)  
Dollar(s) and other valuable consideration,  
ELMA E. TRACY, a single person,

do hereby Convey to  
WILLIAM G. KEATING and SHIRLEY ANN KEATING, husband and wife, as joint tenants  
with full rights of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:

AN UNDIVIDED ONE-HALF INTEREST IN AND TO:  
Parcel "B" located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-eight (28), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 8.92 acres, as shown in Plat of Survey filed in Book 2005, Page 5517 on November 15, 2005, 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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: June 30, 2010

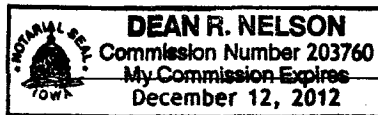
This instrument was acknowledged before  
me on June 30, 2010 by  
Elma E. Tracy

Elma E. Tracy  
Elma E. Tracy (Grantor)

(Grantor)

(Grantor)

Dean R. Nelson  
Dean R. Nelson, Notary Public



(Grantor)

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