



Document 2010 3264

Book 2010 Page 3264 Type 03 001 Pages 2
Date 12/20/2010 Time 2:59 PM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$135.20
Rev Stamp# 646 DOV# 721
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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CHEK

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Covered Bridge Realty, 104 N 1st Ave., Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Bruce Irelan and Brenda Irelan, 1943 270th St., Winterset, IA 50273

1/2



WARRANTY DEED - JOINT TENANCY

For the consideration of \$85,000.00 Dollar(s) and other valuable consideration,
Kathleen Walker Chopping, Single

do hereby

Convey to Bruce Irelan and Brenda Irelan

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

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.

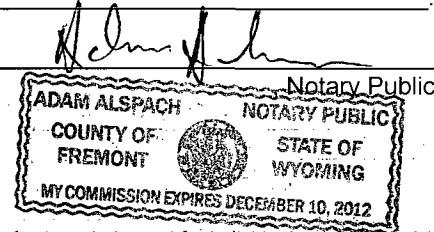
Dated: 12/6/10

Kathleen Walker Chopping
Kathleen Walker Chopping (Grantor)

(Grantor)

STATE OF WYOMING, COUNTY OF Fremont

This instrument was acknowledged before me on 12/06/10, by Kathleen Walker Chopping



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

GW#3

Addendum

1. Commencing at the Southwest corner of the Northwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-four (34), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence East 12 rods, thence North 13 rods, thence West 12 rods, thence South 13 rods to place of beginning

