



Document 2011 1011

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Rec Amt \$19.00 Aud Amt \$5.00

Rev Transfer Tax \$114.40

Rev Stamp# 106

INDX ✓  
ANNO ✓  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006 **Amy S. Beattie** FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, (515) 274-1450  
Preparer: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266, (515) 274-1450  
Taxpayer: Stephen A. Allen, 2009 75th, Windsor Heights, IA 50324



72,000<sup>00</sup>

### WARRANTY DEED - JOINT TENANCY

For the consideration of Ten Dollar(s) and other valuable consideration, Mitchell Bros., Inc., an Iowa corporation

do hereby  
Convey to Stephen A. Allen, a single person, and Jane Rohr, a single person

as Joint

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

See I in Addendum This Warranty Deed is given in satisfaction of the Real Estate Contract dated May 7, 2010 and recorded May 7, 2010 in Book 2010, Page 1053 in the Madison County 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.

Mitchell Bros., Inc., an Iowa corporation

Dated: May 7, 2010

Maurice D Mitchell Sr, President  
Maurice D. Mitchell, Sr., President (Grantor)

(Grantor)

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

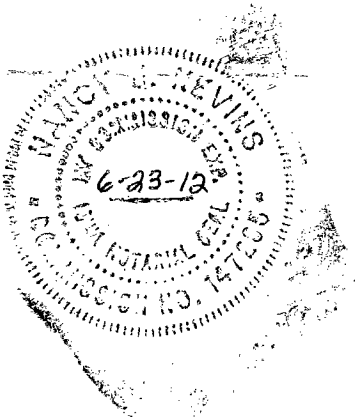
\_\_\_\_\_, Notary Public

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

STATE OF IOWA, COUNTY OF DALLAS, ss:

On this 7<sup>th</sup> day of May, 2010, before me, the undersigned, a Notary Public in and for the said State, personally appeared Maurice D. Mitchell, Sr., to me personally known, who being by me duly sworn, did say that he is the President of the corporation executing the within and foregoing instrument to which this is attached; that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Maurice D. Mitchell, Sr., as said officer, acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Denny J. Devins  
Notary Public in and for the State of Iowa



## Addendum

1. Parcel "D" located in the Southwest Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 14.27 acres, as shown in Plat of Survey filed in Book 2008, Page 1208 on April 15, 2008, in the Office of the Recorder of Madison County, Iowa