



Document 2011 1733

Book 2011 Page 1733 Type 03 001 Pages 1  
Date 7/01/2011 Time 10:18 AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$63.20  
Rev Stamp# 196 DOV# 208

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 101 - May 2006

Jerrold B. Oliver

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

Return To: Jerrold B. Oliver, POB 230, Winterset, IA 50273

Preparer: Jerrold B. Oliver, POB 230, Winterset, IA 50273

Taxpayer: Bluebird Properties, LLC, 547 Waterbury Circle, Des Moines, IA 50312



### WARRANTY DEED

For the consideration of ----\$40,000.00--- Dollar(s) and other valuable consideration,  
Claire Moxon, Single

do hereby  
Convey to Bluebird Properties, LLC

the  
following described real estate in Madison County, Iowa:  
Lot Eighteen (18) of Bluebird Estates Subdivision located in Sections Five (5) and Six (6), Township  
Seventy-seven (77) North, Range Twenty-six (26) West of the 5th PM, 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.

Dated: 6/13/11

*Claire L. Moxon*

Claire Moxon (Grantor)

(Grantor)

CITY OF HALIFAX PROVINCE OF NOVA SCOTIA, CANADA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on June 14, 2011, by Claire Moxon

*Nancy G. Rideout*  
\_\_\_\_\_  
, Notary Public



**NANCY G. RIDEOUT**  
A Notary Public in and for the  
Province of Nova Scotia

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