



Document 2011 1847

Book 2011 Page 1847 Type 03 001 Pages 1
Date 7/15/2011 Time 12:44 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$255.20
Rev Stamp# 210 DOV# 224
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Return to Re/Max Real Estate Group, 6600 University, Des Moines, IA 50324

Preparer

Information Larry L. Tuel #005633, 6600 University, Suite 132, Des Moines, IA 50324-1639, (515) 271-7766

Individual's Name	Street Address	City	Phone
Tax Statement to: Samuel R. Chopard - 3354 218th Street, St. Charles, IA 50240			

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Dennis A. Koss and Lisa J. Koss, husband and wife, do hereby convey to Samuel R. Chopard, the following described real estate in Madison County, Iowa:

Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.00 acres, as shown in Plat of Survey filed in Book 2, Page 455 on March 28, 1994, in the Office of the Recorder of Madison County, Iowa.



Property Address: 3354 218th Street, St. Charles, IA 50240

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: 7/11/11

Dennis A. Koss

Dennis A. Koss (Grantor)

Lisa J. Koss

Lisa J. Koss (Grantor)

STATE OF Iowa, Folk COUNTY, ss:

On this 11th day of July, 2011, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis A. Koss and Lisa J. Koss, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Michael P. Grossman, Notary Public

