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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$212.00

Rev Stamp# 229 DOV# 245

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

1097 FID

\$133,000

Preparer Information: (Name, address and phone number)

Charles W. Hendricks, 1701 48th St., Ste. 290, West Des Moines, IA 50266, Phone:
(515) 440-1782

Taxpayer Information: (Name and complete address)

Jeffery Howard; 2478 Bevington Park Road, St. Charles, IA 50240

Return Document To: (Name and complete address)

Jeffery Howard; 2478 Bevington Park Road, St. Charles, IA 50240

Grantors:

Robert F. Bell

Becky Bell

Grantees:

Jeffery D. Howard

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Dollar (\$1.00) Dollar(s) and other valuable consideration,
Robert F. Bell and Becky Bell, husband and wife

do hereby Convey to
Jeffery D. Howard, a single person

the
following described real estate in Madison County, Iowa:

A tract of land described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirteen (13) in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, thence North along the section line 153 feet, thence East 250 feet, thence North 48 feet, thence East to a point on the East line of the Northwest Quarter (1/4) of the Southwest Quarter (1/4), 156 feet North of the Southeast corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4), thence South along the East line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the Southeast corner thereof; thence West along the South line of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) to the point of beginning.

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: July 29, 2011

Robb F Bell
Robert F. Bell (Grantor)

Becky Bell
Becky Bell (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This instrument was acknowledged before me on July 29, 2011, by Robert F. Bell and Becky Bell, husband and wife

Janet K Sponsler
Notary Public

