



Document 2011 3129

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Date 11/22/2011 Time 7:58 AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$28.80

Rev Stamp# 336 DOV# 356

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**

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Earl P. Binns, 1219 Hwy 92 West, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

**Grantors:**

Joyce E. Binns

**Grantees:**

Earl P. Binns

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED

For the consideration of \$18,360.00----- Dollar(s) and other valuable consideration,  
Joyce E. Binns, a Single Person,

Earl P. Binns do hereby Convey to

the  
following described real estate in Madison County, Iowa:  
See Exhibit "A" attached hereto and incorporated herein by this reference.

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: November 21, 2011

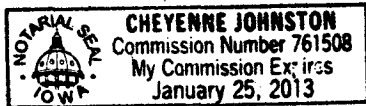
Joyce E. Binns  
Joyce E. Binns (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on November 21, 2011, by Joyce E. Binns



Cheyenne Johnston, Notary Public

Exhibit "A"

Parcel "D" located in the South Half ( $\frac{1}{2}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Five (5), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 18.40 acres, as shown in Plat of Survey filed in Book 2011, Page 2369 on September 7, 2011, in the Office of the Recorder of Madison County, Iowa.