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Rev Transfer Tax \$79.20
Rev Stamp# 367 DOV# 389

INDX ✓
ANNO
SCAN
CHK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Prepared By: James L. Bergkamp, Jr., ISBA#15470
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Telephone: 515-993-1000

Send Tax Thomas C. Boyd & Angell A. Boyd
Statement To: 3112 SW Meadow Ridge Dr., Ankeny, IA 50023

Return to: The Real Estate Service Center, Attn: Jolene Reed
1248 8th St., Suite 101, West Des Moines, IA 50265

WARRANTY DEED

39152 Reg LSB

For the consideration of One Dollar(s) and other valuable consideration, GREGORY GEAR and JUDY GEAR, husband and wife, (Grantors) do hereby convey to THOMAS C. BOYD and ANGELL A. BOYD, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common (Grantees) the following described real estate in Madison County, Iowa:

Lot Twenty (20) of Walnut Cove Estates Subdivision, Plat No. 2, located in the Northwest Quarter (¼) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa;



Subject to any easements and restrictions of record.

Grantors do hereby Covenant with the 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, according to the context.

STATE OF IOWA, POIK COUNTY, ss: Dated this 14th day of December, 2011.

This instrument was acknowledged before me by Gregory Gear and Judy Gear, husband and wife, this 14th day of December, 2011.

GREGORY J GEAR
Gregory Gear (Grantor)

JUDY GEAR
Judy Gear (Grantor)

Jolene Reed
Notary Public in and for the State of Iowa

