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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

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

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, Phone: (515) 523-2843

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

Chris D. Jeffries, 3770 White Road, Washington Court House, Ohio 43160

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

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250

**Grantors:**

Chris Jeffries

Connie L. Jeffries

**Grantees:**

Todd R. Jeffries, Trustee

Jacob M. Jeffries, Trustee

**Legal Description: See Page 2**

**Document or instrument number of previously recorded documents:**

William E. Bump

## WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Chris D. Jeffries, a/k/a Chris Jeffries and Connie L. Jeffries, husband and wife, do hereby Convey to Todd R. Jeffries, Trustee (or successor) of The Todd R. Jeffries Gift Trust dated January 18, 2012, an undivided one-half (50%) interest and to Jacob M. Jeffries, Trustee (or successor) of The Jacob M. Jeffries Gift Trust dated January 18, 2012, an undivided one-half (50%) interest, in the following real estate in Madison County, Iowa:

The West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty-eight (28), except a tract described as follows: Commencing 515 feet West of the Southeast corner of the West Half (W1/2) of the Southwest Quarter (SW1/4) of Section Twenty-eight (28), Township Seventy-four (74) North, Range Twenty-nine (29), Madison County, Iowa, running thence North 527 feet, thence West 425 feet, thence South 527 feet, thence East along the Section line to the point of beginning, containing approximately 5.14 acres; and the East Half (E1/2) of the Southeast Quarter (SE1/4) and the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) and the South Half (S1/2) of the Northwest Quarter (NW1/4) except Parcel "A" of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4): and the West Half (W1/2) of the Northeast Quarter (NE1/4) except a tract in the Southeast corner thereof used for church and cemetery purposes and being 16 rods East and West and 20 rods North and South; and the Southwest Quarter (SW1/4) of Section Twenty-nine (29), excepting therefrom a tract of approximately 67.04 acres as depicted on the attached aerial photo (hereinafter "Reserved Parcel") to be surveyed, all in Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

**This deed is exempt according to Iowa Code 428A.2(21).**

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: December 19, 2012

Chris Jeffries  
Chris Jeffries (Grantor)

Connie L. Jeffries  
Connie L. Jeffries (Grantor)

**STATE OF OHIO, COUNTY OF FAYETTE**

This instrument was acknowledged before me on December 19, 2012 by Chris Jeffries and Connie L. Jeffries, husband and wife.



Heather R. McClintock  
Notary Public, State of Ohio  
My Commission Expires 12-22-2014

Heather R. McClintock  
, Notary Public