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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Jerrold B. Oliver

Return Document To: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Preparer Information: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Address Tax Statement: Bruce A. Bellamy, 1904 Hogback Bridge Road, Winterset, IA 50273

WARRANTY DEED

For the consideration of -----\$1,237,500.00----- Dollar(s) and other valuable consideration, Billy R. Algreen and Sheila M. Algreen, Husband and Wife, do hereby Convey to Bruce A. Bellamy and Georgine Bellamy, as joint tenants with full rights of survivorship and not as tenants in common, as to an undivided one-half interest; and, Jeffrey K. Bellamy and Stephanie Bellamy, as joint tenants with full rights of survivorship and not as tenants in common, as to an undivided one-half interest. the following described real estate in MADISON County, Iowa:

The Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D", located therein, containing 5.208 acres, as shown in Amended Plat of Survey filed July 27, 2007, in Book 2007, Page 2942, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E", located therein, containing 4.792 acres, as shown in Amended Plat of Survey filed July 27, 2007, in Book 2007, Page 2941, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT a tract of land, located therein, containing 0.7888, described as commencing at the South Quarter corner of said Section Twenty-six (26), thence North 90°00'00" East 452.74 feet to the Point of Beginning; thence North 00°00'00" 40.00 feet to the North line of a county road right-of-way, thence North 90°00'00" East 858.96 feet along the North line of a vacated county road right-of-way, thence South 00° 00'00" 40.00 feet to the South line of the Southeast Quarter (SE 1/4) of said Section Twenty-six (26), thence North 90°00'00" West 858.96 feet to the Point of Beginning; AND the Northwest Quarter (NW 1/4) of the southeast Quarter (SE 1/4) of said Section Twenty-six (26), EXCEPT Parcel "A" located therein, containing 3.00 acres, as shown in Plat of Survey filed April 28, 1993, in Book 2, Page 383, in the Office of the Recorder of Madison County, Iowa, ~~AND~~ EXCEPT Parcel "B" in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 26, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows: Commencing at the center



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of Section 26, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence south 00°00'00" West 576.27 feet along the West line of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section 26 to the northwest corner of Existing Parcel "A", thence south 89°59'27" East 332.23 feet to the northeast corner of Existing Parcel "A", which is the Point of Beginning; thence South 89°59'27" East 221.99 feet; thence South 00°02'14" East 393.44 feet; thence North 89°59'39" West 221.99 feet to the southeast corner of Existing Parcel "A"; thence North 00°02'14" West 393.45 feet to the Point of Beginning, containing 2.00 acres; AND the South Three-fourths (S 3/4) of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of said Section Twenty-six (26),

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: 12-21-2012 Billy R. Algreen
Billy R. Algreen (Grantor)
Sheila M. Algreen
Sheila M. Algreen (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 12-21-12, by billy R. Algreen and Sheila M. Algreen.

Patrick F. Corkran
, Notary Public

