



Document 2013 325

Book 2013 Page 325 Type 03 001 Pages 2

Date 1/29/2013 Time 10:40 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 24 DOV# 24

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK



\$ 250,000.00

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

Preparer Information: (Name, address and phone number)

Steven L. Udelhofen #515-964-3075
401 NW Cameo Court
Ankeny, Iowa 50021

Taxpayer Information: (Name and complete address)

John V. Simons and Laurie J. Simons
3251 Woodbrook Lane
New Virginia, Iowa 50210

Return Document To: (Name and complete address)

RE/MAX Opportunities
107 East First Street
Ankeny, Iowa 50021

Grantors:

Dennis J. Modde
Kay Modde

Grantees:

John V. Simons
Laurie J. Simons

Legal description: See Page 2

Document or instrument number of previously recorded documents:

1/2



WARRANTY DEED

For the consideration of ONE and NO/100
Dollar(s) and other valuable consideration,
Dennis J. Modde and Kay Modde,
husband and wife

do hereby Convey to
John V. Simons and Laurie J. Simons, husband and wife,
as Joint Tenants with Full Rights of Survivorship, and not as
Tenants in Common,
the following described real estate in MADISON County, Iowa:

Lot Nine (9) of Timber Valley, being a part of an official plat of the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), in Township Seventy-four (74) North Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



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.

STATE OF IOWA
COUNTY OF Folk

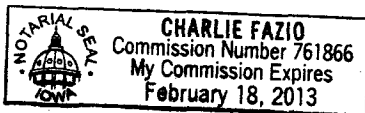
Dated: 1/19/13

This instrument was acknowledged before me on 1-19, 2013 by Dennis J. Modde and Kay Modde,
husband and wife

Dennis J. Modde
Dennis J. Modde (Grantor)

Kay Modde
Kay Modde (Grantor)

Charlie Fazio, Notary Public



(Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)