



Document 2013 834

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Fee Amount: \$12.00

Revenue Tax: \$199.20

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 73 DOV# 72

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©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2008	Charles W. Hendricks	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Kellie Hildebrand, 320 NW Poplar Avenue, Earlham, IA 50072</u>		
Preparer: <u>Charles W. Hendricks, 1701 48th St., Suite 290, West Des Moines, IA 50266, (515) 440-1782</u>		
Taxpayer: <u>Kellie Hildebrand, 320 NW Poplar Avenue, Earlham, IA 50072</u>		
	\$ 125,000.00	WARRANTY DEED
For the consideration of <u>One</u> Dollar(s) and other valuable consideration, <u>Steven L. Amos, a single person</u>		
_____ do hereby		
Convey to <u>Kellie R. Hildebrand Hildenbrand</u> , a single person _____ the		
following described real estate in <u>Madison</u> County, Iowa:		
<u>Lot Four (4) of the Hannah Subdivision, an Official Plat in Lots Three (3) and Four (4) in Block Eight (8) of Christopher Wilson's Addition to the City of Earlham, Madison County, Iowa.</u>		
<p>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.</p>		
 Steven L. Amos (Grantor)	Dated: <u>03-13</u> _____ (Grantor)	
STATE OF <u>IOWA</u> , COUNTY OF <u>DALLAS</u>		
This instrument was acknowledged before me on <u>March 1 2013</u> , by <u>Steven L. Amos, a single person</u>		
	 _____, Notary Public	
(This form of acknowledgment for individual grantor(s) only)		