



Document 2013 1229

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Date 5/02/2013 Time 12:06 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$296.80
Rev Stamp# 117 DOV# 115
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (914ESP)

Return To: Fred Bussone, 13041 Sunset Terrace, Clive, Iowa 50325

Taxpayer Information: Fred Bussone, 13041 Sunset Terrace, Clive, Iowa 50325

\$185,616

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, **F & S Associates, Inc.**, a corporation organized and existing under the laws of Iowa does hereby Convey to **Mary Z. Bussone and Fred Bussone, wife and husband**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

The Northeast Quarter (1/4 of the Northeast Quarter (1/4) of Section One (1), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 38.67 acres, and shown as Tract No. 2 in Plat of Survey filed in Book 2013, Page 1058, on April 15, 2013, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

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: 5/2/13

F & S Associates, Inc., an Iowa Corporation

By: [Signature]
Pres

STATE OF IOWA)
) ss:
COUNTY OF Polk)

On this 2nd day of May, 2013, before me the undersigned, a Notary Public in and for said State, personally appeared Steve Dillotte as President of F & S Associates, Inc., an Iowa Corporation.



[Signature]
Notary Public in and for said State