



Document 2013 1444

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Date 5/17/2013 Time 2:03 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$180.00
Rev Stamp# 134 DOV# 134
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Matthew M. Hurn (708RM)

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Rachel L. Eller, 103 W. Lane, Winterset, IA 50273

Preparer: Matthew M. Hurn, 4201 Westown Parkway, Ste. 250, West Des Moines, IA 50266, (515) 283-1801

Taxpayer: Rachel L. Eller, 103 W. Lane, Winterset, IA 50273



\$113,000

WARRANTY DEED - JOINT TENANCY

708RM

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Thomas R. Fulcher and Lori M. Fulcher, husband and wife

do hereby

Convey to Rachel L. Eller, a single person, and Clayton A. Callahan, a single person

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

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.

Thomas R. Fulcher
Thomas R. Fulcher (Grantor)

Dated: 5/13/13
Lori M. Fulcher
Lori M. Fulcher (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on May 13, 2013, by Thomas R. Fulcher and Lori M. Fulcher, husband and wife

Michelle F. Silliman
, Notary Public



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

1
2

Addendum

Legal Description of Property

A parcel of land described as commencing at the Southeast Corner of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, thence West along South line of said Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 347.0 feet to Point of Beginning, thence North along the East edge of the West 313.0 feet of the East Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) 108.3 feet, thence West 92.8 feet, thence South 107.0 feet to the North line of Lane Street which is the South line of said Northeast Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), thence East along said South line 92.8 feet to Point of Beginning.

