



Document 2013 1920

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Date 6/28/2013 Time 9:40 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$839.20

Rev Stamp# 184 DOV# 183

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$525,000

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Michael D. Maynes, 205 1/2 East Iowa Street, Greenfield, IA 50849, Phone: (641) 743-2800

Taxpayer Information: (Name and complete address)

Stephen and Patricia Dryden, 1863 Earlham Road, Winterset, IA 50273

✓ **Return Document To: (Name and complete address)**

Kathleen K. Law, 700 Walnut, Suite 1600, Des Moines, IA 50309

Grantors:

Matthew S. Heckman

Grantees:

Stephen F. Dryden
Patricia L. Dryden

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One (1.00) Dollar(s) and other valuable consideration,
Matthew S. Heckman a/k/a Matthew Heckman, single

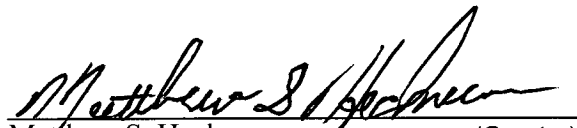
do hereby Convey to
Stephen F. Dryden and Patricia L. Dryden, husband and wife

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

Parcel "J" located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4), in the Southwest
Quarter (1/4) of the Northeast Quarter (1/4), in the Northeast Quarter (1/4) of the Southwest Quarter
(1/4), and in the West Half (1/2) of the Southeast Quarter (1/4) of Section Thirteen (13), Township
Seventy – six (76), Range Twenty – nine (29) West of the 5th P.M. Madison County, Iowa, containing
74.42 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 741 on April 5, 2010, in the
Office of the Recorder of Madison County, Iowa. NOTE: Said Parcel "J" includes Parcel "L" located in
the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirteen (13),
containing 0.08 acres, as shown in Plat of Survey filed in Book 2009, Page 3687, in the Office of the
Recorder of 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.

Dated: June 28, 2013


Matthew S. Heckman (Grantor)

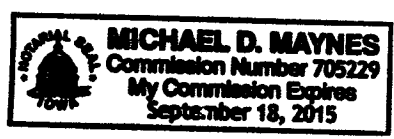
(Grantor)


(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF ADAIR

This instrument was acknowledged before me on June 28, 2013, by Matthew S. Heckman




Michael D. Maynes, Notary Public