



Document 2013 2140

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$114.40

Rev Stamp# 205 DOV# 207

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

WARRANTY DEED

Recorder's Cover Sheet

\$ 72,000.00

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

Taxpayer Information: **Nicolas R. & Heather Belieu -3410 Rutland Ave. Des Moines, IA 50311**

E/ Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA 50324

Grantors: Craig D. Doster
Allita M. Doster

Grantees: Nicolas R. Belieu
Heather Blue-Belieu
Jeffrey P. Blue
Bonnie L. Blue

Legal Description: See Page 2

CA, **(AD)**

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WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Craig D. Doster and Allita M. Doster, husband and wife, do hereby convey to Nicolas R. Belieu and Heather Blue-Belieu, husband and wife, Jeffrey P. Blue and Bonnie L. Blue, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common the following described real estate:

Parcel "P" located in the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.30 acres, as shown in Plat of Survey filed in Book 3, page 597 on June 9, 2000, in the Office of the recorder of Madison County, Iowa.



Property Address: Mueller Ct. Winterset, IA 50273

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: 7-17-13

Craig D. Doster
Craig D. Doster (Grantor)

Allita M. Doster
Allita M. Doster (Grantor)

STATE OF IOWA, POLK COUNTY, ss:

On this 17th day of July, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Craig D. Doster and Allita M. Doster, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Nancy M. Wickland
Notary Public in and for said State

