



Document 2013 2314

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Date 8/05/2013 Time 3:54 PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$351.20

Rev Stamp# 226 DOV# 232

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

1/2

©THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - May 2006	Frederick B. Anderson	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
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Return To: Frederick B. Anderson, 5015 Grand Ridge Dr., #100, West Des Moines, IA 50265 (515)

Preparer: Frederick B. Anderson, 5015 Grand Ridge Dr., #100, West Des Moines, IA 50265. (515)

Taxpayer: Alex G. Broadent, 2615 160th ST., Van Meter, IA 50261

\$ 220,000.00

47809 Reg LS B



WARRANTY DEED

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Nathan J. Findlay, single and unmarried

do hereby
Convey to Alex G. Broadbent, a single person

the
following described real estate in Polk MADISON County, Iowa:
Lot Two (2) of Americana Acres, located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4)
of Section Thirty-five (35), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of
the 5th P.M., 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.

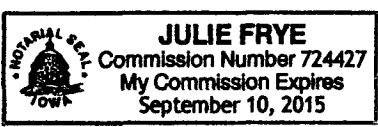
Nathan J. Findlay (Grantor)

Dated: 8/2/13
(Grantor)

STATE OF IOWA, COUNTY OF POLK

This instrument was acknowledged before me on August 2, 2013, by
Nathan J. Findlay, a single person

, Notary Public



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