



Document 2013 2395

Book 2013 Page 2395 Type 03 001 Pages 2

Date 8/14/2013 Time 10:50 AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$1,839.20

Rev Stamp# 231 DOV# 238

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

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**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, PO Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Chad R. Allen and Angela D. Allen, 1748 Ironwood Trail, Winterset, IA 50273

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

Jane E. Rosien, 223 E. Court Avenue, PO Box 67, Winterset, IA 50273-0067

**Grantors:**

Mary Suzanne Smith

Bruce A. Smith

**Grantees:**

Chad R. Allen

Angela D. Allen

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**

N/A

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101

Jane E. Rosien, ICIS# AT0006681

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



### WARRANTY DEED

For the consideration of \$1,150,000.00 Dollar(s) and other valuable consideration,  
Mary Suzanne Smith and Bruce A. Smith, Wife and Husband,

do hereby Convey to  
Chad R. Allen and Angela D. Allen, as Tenants in Common,

the  
following described real estate in Madison County, Iowa:

All that part of the North Half (1/2) of the Northeast Quarter (1/4) of Section Eight (8) lying North of Middle River; AND the Southeast Quarter (1/4) of Section Five (5), ALL in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "C" located in the North Half (1/2) of the Southeast Quarter (1/4) of said Section Five (5), containing 32.65 acres, as shown in Plat of Survey filed in Book 2010, Page 2768 on November 3, 2010, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "F" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of said Section Five (5), containing 7.44 acres, as shown in Plat of Survey filed in Book 2013, Page 2145 on July 19, 2013, 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: August 8, 2013

Mary Suzanne Smith  
Mary Suzanne Smith (Grantor)

Bruce A. Smith  
Bruce A. Smith (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on August 8, 2013, by Mary Suzanne Smith and Bruce A. Smith

Lila R. Kinsinger  
Notary Public

