



Document 2013 2468

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Date 8/21/2013 Time 12:26 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 243 DOV# 250

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

**WARRANTY DEED**

Recorder's Cover Sheet

1942 LIN

\$130,000

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

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Taxpayer Information: Monte Cohenour -1501 Valleyview Ave. Van Meter, IA 50261

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

Grantors: Kevin L. Morlan

Grantees: Monte Cohenour

Legal Description: See Page 2

# WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Kevin L. Morlan, a single person, does hereby convey to Monte Cohenour, a ~~single~~ married person, the following described real estate:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-Six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 3.010 acres, as shown in Plat of Survey filed in Book 2004, Page 3170 on July 7, 2004 in the Office of the Recorder of Madison County, Iowa.

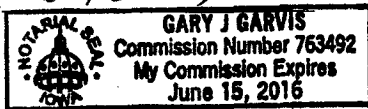


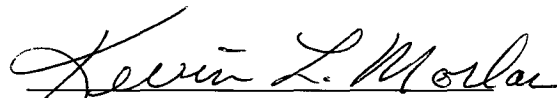
Property Address: 1501 Valleyview Ave. Van Meter, IA 50261

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.

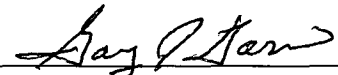
Dated: 8-16-13



  
Kevin L. Morlan (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

On this 16 day of August, 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Kevin L. Morlan, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.

  
Notary Public in and for said State