



Document 2013 2626

BK: 2013 PG: 2626 Type 03 001 Pages 3

Recorded: 9/6/2013 at 1:11:17.0 PM

Rec Amt \$17.00 Aud Amt \$5.00

Revenue Tax: \$220.00

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 264 DOV# 271

INDX
ANNO
SCAN
CHEK



\$ 138,000.00

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Judy A. Shawver, 2805 Eastern Ave., #101, Davenport, IA 52803, Phone: (563) 383-6082

Taxpayer Information: (Name and complete address)

Dwaine Keller
305 NW Elm Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Grantors:

Jacob K. Bates
Elizabeth A. Bates

Grantees:

Dwaine Keller

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and 00/100 Dollar(s) and other valuable consideration,
Jacob K. Bates and Elizabeth A. Bates, husband and wife

do hereby Convey to
Dwaine Keller

the
following described real estate in Madison County, Iowa:

Lots Five (5) and Six (6) in Block Three (3) of Academy Addition to the Town of Earlham, Madison County, Iowa, AND A parcel of land commencing at the Southwest corner of Lot 6, Block 3, Academy Addition to the Town of Earlham, Madison County, Iowa, thence West 10 feet, thence North 88 feet, thence East 10 feet, more or less, to the Northwest corner of Lot 5, Block 3, of said Academy Addition, thence South 88 feet more or less, to the point of beginning. Said description being part of the alley in Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa, said alley being immediately West of and adjacent to Lots 5 and 6, Block 3 of Academy Addition to the Town of Earlham, 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: July 10, 2013

Jacob K. Bates
Jacob K. Bates (Grantor)

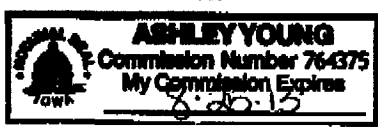
(Grantor)

Elizabeth A. Bates
Elizabeth A. Bates (Grantor)

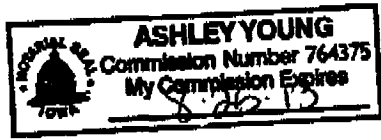
(Grantor)

STATE OF Iowa, COUNTY OF Dallas
This instrument was acknowledged before me on July 10, 2013, by Jacob K. Bates,
a married person

Ashley Young
Notary Public



STATE OF Iowa, COUNTY OF Dallas
This instrument was acknowledged before me on July 10, 2013, by Elizabeth A. Bates, a married person.



Ashley Young

Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____

Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, by _____

Notary Public