



Document 2013 2729

Book 2013 Page 2729 Type 03 001 Pages 2

Date 9/13/2013 Time 3:54 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$4.80

Rev Stamp# 280 DOV# 287

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Alfredo E. Franco, Jr. and Jennifer L. Franco, 3327 178th Court, Norwalk, IA 50211

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

John E. Casper, 223 E. Court Avenue, Winterset, IA 50273-0067

Grantors:

John F. Dooley

Lori L. Dooley

Grantees:

Alfredo E. Franco, Jr.

Jennifer L. Franco

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A



WARRANTY DEED

For the consideration of \$3,500----- Dollar(s) and other valuable consideration,
John F. Dooley and Lori L. Dooley, Husband and Wife

do hereby Convey to
Alfredo E. Franco, Jr. and Jennifer L. Franco, Husband and Wife, as Joint Tenants with Full Rights of
Survivorship, and not as Tenants in Common, the
following described real estate in MADISON County, Iowa:

Lot Five (5) of Hogue Subdivision; an official plat of the Southwest Quarter (1/4) of the Southeast
Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4), of
Section Twelve (12), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M.,
Madison County, Iowa, subject to easement for a public road along the East side thereof.

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: September 13, 2013

John F. Dooley
John F. Dooley (Grantor)

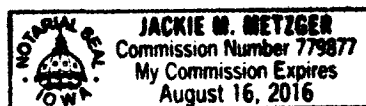
Lori L. Dooley
Lori L. Dooley (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 13, 2013, by John F. Dooley
and Lori L. Dooley



Jackie M. Metzger
Notary Public