Rev Stamp# 281 DOV# 288



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)

Kelly D. and Danielle R. Griffith, 922 31st Street, West Des Moines, IA 50265

Return Document To: (Name and complete address)

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

Grantors:

Donald G. Bear

Grantees:

Kelly D. Griffith Danielle R. Griffith

Legal description: See Page 2

Document or instrument number of previously recorded documents:

N/A

© The Iowa State Bar Association 2005



WARRANTY DEED

For the consideration of \$50,000.00	Dollar(s) and other valuable consideration,
Donald G. Bear, a Single Person,	
	do hereby Convey to
Kelly D. Griffith and Danielle R. Griffith, Husband	
Survivorship, and not as Tenants in Common,	the
following described real estate in MAD	
The North eight (8) acres of the Northeast Quarter (1/4) of	f the Northeast Quarter (1/4) of the Southeast Quarter (1/4)
in Section Thirty-two (32), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa.	
This property will be subject to a permanent, non-excluse easement along the Southern border of the property extersouthern property line for the benefit of the Grantor, his This easement shall be a covenant running with this land. Buyer and Seller will split the cost of erecting a fence all benefit. Grantors do Hereby Covenant with grantees, an estate by title in fee simple; that they have good and law real estate is free and clear of all liens and encumbrance.	nding twenty-five (25) feet to the North from the successors and assigns. binding upon the parties, successors and assign. ong the Northern border of the property for their mutual d successors in interest, that grantors hold the real ful authority to sell and Convey the real estate; that the es except as may be above stated; and grantors the lawful claims of all persons except as may be above rights of dower, homestead and distributive share in and
singular or plural number, and as masculine or feminine	
	Dated: September 10, 2013
Donald G. Bear (Grantor)	(Grantor)
(Grantor)	(Grantor)
STATE OF, COUNTY OF	MADISON September 10, 2013 , by Donald G. Bear M. METZGER I Number 779677 nission Expires at 16, 2016