



Document 2013 2941

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Rec Amt \$7.00 Aud Amt \$10.00

Rev Transfer Tax \$897.60

Rev Stamp# 306 DOV# 315

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

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Official Form No. 101 - August 2013

G. Stephen Walters

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

Return To: BVI Real Estate, LLC, 5672 NW 5th Court, Des Moines, IA 50313

Preparer: G. Stephen Walters, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: BVI Real Estate, LLC, 5672 NW 5th Court, Des Moines, IA 50313



WARRANTY DEED

For the consideration of \$561,450.00 Dollar(s) and other valuable consideration,
Howard L. Pulse and JoAnn C. Pulse, Husband and Wife

do hereby

Convey to BVI Real Estate, LLC the

following described real estate in Madison County, Iowa:
The South Half (1/2) of the Southeast Quarter (1/4) of Section Eleven (11), AND the Northeast Quarter (1/4) of the Northwest Quarter (1/4) and the North Half (1/2) of the Northeast Quarter (1/4) of Section Fourteen (14), ALL in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel "G" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Fourteen (14), containing 3.00 acres, as shown in Amended Plat of Survey filed Book 2013, Page 2393 on August 14, 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: Sept. 27, 2013

Howard L. Pulse
Howard L. Pulse (Grantor)

JoAnn C. Pulse
JoAnn C. Pulse (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 27 day of September, 2013 by Howard L. Pulse and JoAnn C. Pulse

LAWRENCE C WATTS
Notarial Seal
State of Iowa
Commission Number 702488
My Commission Expires 3/29/17

Laurena C Watts
Signature of Notary Public

This form of acknowledgment for individual grantor(s) only