



Document 2013 3432

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Rev Transfer Tax \$640.80
Rev Stamp# 351 DOV# 365

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (1155ESP)

Return To: Charles J. Bishop, 2047 105th Street, Earlham, Iowa 50072

Taxpayer Information: Charles J. Bishop, 2047 105th Street, Earlham, Iowa 50072

~~\$401,000~~

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Michael Calhoun and Kris Anne Colby-Calhoun, husband and wife**, do hereby Convey to **Charles J. Bishop and Julia A. Roberson-Bishop, 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:

The Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2) in Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A", containing 6.00 acres, as shown in Plat of Survey filed in Book 2, Page 568 on May 10, 1995, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "B", containing 0.81 acres, as shown in Plat of Survey filed in Book 3, Page 83 on August 12, 1997, in the Office of the Recorder of Madison County, Iowa;



Subject to all covenants, restrictions and easements of record.

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: 11/4/13

Michael J. Calhoun

Michael Calhoun

Kris Anne Colby Calhoun

Kris Anne Colby-Calhoun

STATE OF Iowa)
) SS:
COUNTY OF Dallas)

On this 4th day of November, 2013, before me the undersigned, a Notary Public in and for said State, personally appeared Michael Calhoun and Kris Anne Colby-Calhoun, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



Kurt Schade

Notary Public in and for said State