



Document 2013 3463

Book 2013 Page 3463 Type 03 001 Pages 1
Date 11/15/2013 Time 12:15 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$207.20
Rev Stamp# 353 DOV# 367
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Benny

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Joseph W. Coppola III	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: Nickolas L Boyle, Jr., 1319 Pitzer Road, Earlham, Iowa 50072		
Preparer: Joseph W. Coppola III, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266, (515) 283-1801		
Taxpayer: Nickolas L Boyle, Jr., 1319 Pitzer Road, Earlham, Iowa 50072		



\$130,000

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Nickolas Boyle and Beverly Boyle, husband and wife,
 _____ do hereby
 Convey to Nickolas L. Boyle Jr and Tanya J. Boyle, 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, a tract of land located in the NE 1/4 of the NE 1/4 of
 Section 21, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, described as follows:
 Commencing at the NE corner of the South 110 acres of the NE 1/4 of said Section 21, running thence South 5
 chains, thence West 6 chains, thence North 5 chains, thence East 6 chains to the point of beginning.

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: 10-25-13

Nickolas Boyle Sr.

 Nickolas Boyle (Grantor)

Beverly Boyle

 Beverly Boyle (Grantor)

STATE OF IOWA, COUNTY OF Dallas
 This record was acknowledged before me this 25th day of October, 2013, by
Nickolas Boyle and Beverly Boyle, husband and wife,

Emily Tisinger

 Signature of Notary Public

