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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form #101
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Claire B. Patin
106 East Salem, P. O. Box 215
Indianola, IA 50125 Phone: (515) 961-2574

Taxpayer Information: (Name and complete address)

Benjamin Allen
~~5910 Ashworth Road, #158~~ 4500 Williams Drive
~~West Des Moines, IA 50266~~ # 212-104
Georgetown TX 78633

Return Document To: (Name and complete address)

~~Claire B. Patin~~ Benjamin Allen
~~106 East Salem, P. O. Box 215~~ 4500 Williams Drive
~~Indianola, IA 50125~~ # 212-104
Georgetown TX 78633

Grantors:

Dennis W. Woods

Grantees:

Benjamin Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration,
Dennis W. Woods, an unmarried person,
do hereby Convey to Benjamin Allen
the following described real estate in Madison County, Iowa:

One acre in a square form in the Northeast corner of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa

This deed is being filed in fulfillment of a real estate contract recorded November 2, 2010 in Book 2010, Page 2746, Office of the Recorder of Madison County, Iowa and all warranties extend to date of contract only.

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: November 18 2013

Dennis W. Woods
Dennis W. Woods (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WARREN
This record was acknowledged before me this 18 day of November 2013, by Dennis W. Woods, an unmarried person,

Kayla Turner
Signature of Notary Public

