



Document 2013 3592

Book 2013 Page 3592 Type 03 001 Pages 3
Date 11/27/2013 Time 4:02 PM
Rec Amt \$17.00 Aud Amt \$5.00
Rev Transfer Tax \$1,022.40
Rev Stamp# 368

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED
(CORPORATE GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 104
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Amy S. Beattie, 6701 Westown Parkway, Suite #100, West Des Moines, IA 50266,
Phone: (515) 274-1450

Taxpayer Information: (Name and complete address)
Cory Hall, 108 Michael Drive, Norwalk, IA 50211

✓ **Return Document To:** (Name and complete address)
Amy S. Beattie, 6701 Westown Parkway, Suite #100, West Des Moines, IA 50266,
Phone: (515) 274-1450

Grantors:
Mitchell Bros., Inc.,

Grantees:
Cory K. Hall

Legal description: See Page 2

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE GRANTOR)**

For the consideration of Ten Dollar(s)
and other valuable consideration, Mitchell Bros., Inc.,

a corporation organized and existing under the laws of Iowa

does hereby Convey to Cory K. Hall, a married person

the following described real estate in Madison County, Iowa:
See 1 in Addendum

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: October 29, 2013

Mitchell Bros., Inc.,
a(n) Iowa corporation

By Maurice D Mitchell Sr.
Maurice D. Mitchell, Sr., President

By _____

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me this 29th day of October, 2013,
by Maurice D. Mitchell, Sr.
as President
of Mitchell Bros., Inc.,



Amy S. Beattie
Signature of Notary Public

Addendum

1. The Northeast Quarter (1/4) of Section Nineteen (19) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the following described parcels:
 1. A tract located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nineteen (19), containing 1.99 acres, as shown in Plat of Survey filed in Plat Book 3, Page 313 on August 11, 1998, in the Office of the Recorder of Madison County, Iowa;
 2. A tract located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nineteen (19), described as commencing at the Southwest Corner of said Northeast Quarter (1/4), thence North 90°00' East 788 feet to the point of beginning, thence continuing North 90°00' East 190 feet, thence North 00°00' 280 feet, thence North 90°00' West 80 feet, thence southwesterly to the point of beginning (the South line of the said Northeast Quarter (1/4) of Section Nineteen (19) is assumed to bear due East and West);
 3. A tract located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nineteen (19), described as commencing at the Southwest Corner of said Northeast Quarter (1/4), thence North 90°00' East 1,288.00 feet, thence North 00°00' 280 feet to the point of beginning, thence North 00°00' 21 feet, thence North 90°00' West 390 feet, thence South 00°00' 21 feet, thence North 90°00' East 390 feet to the point of beginning;
 4. A parcel located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Nineteen (19), containing 3.000 acres, as shown in Plat of Survey filed in Plat Book 3, Page 312 on August 11, 1998 in the Office of the Recorder of Madison County, Iowa;

AND

Parcel "B" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Fractional Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 7.35, acres as shown in Plat of Survey filed in Book 3, Page 316 on August 21, 1998 in the Office of the Recorder of Madison County, Iowa.

This Warranty Deed is given in satisfaction of a Real Estate Contract filed October 4, 2010 in Book 2010, Page 2421 in the Madison County Recorder's Office.