



Document 2014 488

Book 2014 Page 488 Type 03 001 Pages 2

Date 3/04/2014 Time 10:22 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Instrument Prepared By: Kathleen K. Law, 700 Walnut, Suite 1600, Des Moines, Iowa 50309; 515-283-3116

✓ Return To: Jay Syverson, 700 Walnut, Suite 1600, Des Moines, Iowa 50309

Address Tax Statement To: Julia A. Roberson-Bishop, 2047 105<sup>th</sup> Street, Earlham, Iowa 50072

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### WARRANTY DEED

For Consideration of ONE Dollar(s) and other valuable consideration, **Charles J. Bishop and Julia A. Roberson-Bishop**, husband and wife do hereby Convey to **Julia A. Roberson Bishop, as Trustee of the Julia A. Roberson Bishop Revocable Trust dated November 25, 2013**, the following described real estate in Madison County, Iowa:

Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 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 easements, covenants and restrictions of record.

This transfer is exempt from transfer tax pursuant to Iowa Code Section 428A.2(21).

Grantor(s) do hereby covenant with grantee(s), 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: Feb. 19, 2014.

*Charles J. Bishop*  
Charles J. Bishop

*Julia A. Roberson Bishop*  
Julia A. Roberson Bishop

STATE OF IOWA            )  
  ) SS:  
COUNTY OF Polk        )

This record was acknowledged before me on Feb. 19<sup>th</sup>, 2014, by Charles J. Bishop and Julia A. Roberson Bishop, husband and wife.

*Melva Burich*  
Melva Burich Notary Public

STAMP

