



Document 2014 549

Book 2014 Page 549 Type 03 001 Pages 2

Date 3/10/2014 Time 10:56 AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$250.40

Rev Stamp# 75 DOV# 79

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

Prepared by, and Return to: Jeffrey N. Bump, P.O. Box 127, Panora, Iowa 50216; 641-755-2131
Address Tax Statement: Steve Berch, 2403 Peru Road, Peru, Iowa 50222

\$156,750

Warranty Deed

For the consideration of One Dollar and other valuable consideration, Donald William Shiverick and Lenore Kay Shiverick, husband and wife, do hereby convey to Steve Berch, single, the following described real estate situated in Madison County, Iowa:

The Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), EXCEPT a tract commencing at the Southeast corner of said 40-acre tract and running thence West 700 feet, thence North 53-3/4 feet, thence East 190 feet, thence North to the North line of said 40-acre tract, thence East 510 feet to the Northeast corner thereof, thence South to the point of beginning; AND the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), EXCEPT a tract commencing at the Southwest corner of said 40-acre tract and running thence North 44 Rods, thence East 39 Rods and 6 Feet, thence South 33 Rods and 11 1/2 feet, thence East 105 feet, thence South 170 Feet to the South line thereof, thence West 45 Rods and 12 Feet to the point of beginning; AND Out Lots One (1), Two (2), and Three (3) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11); ALL in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.



The Grantors hereby covenant with grantee, and successors in interest, that they 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 they covenant to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

1/2

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

Donald William Shiverick
Donald William Shiverick

Dated: March 7, 2014

Lenore Kay Shiverick
Lenore Kay Shiverick

Dated: 3.7, 2014

STATE OF IOWA, COUNTY OF Madison : ss-

This record was acknowledged before me on March 7, 2014, by Donald William Shiverick and Lenore Kay Shiverick, husband and wife.

David A. Koch

Notary Public

