



Document 2014 1144

Book 2014 Page 1144 Type 03 001 Pages 2

Date 5/15/2014 Time 3:02 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$31.20

Rev Stamp# 151 DOV# 157

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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SCAN  
CHEK

THE IOWA STATE BAR ASSOCIATION Official Form No. 101 - August 2013 David M. Erickson FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, (515) 288-2500

Preparer: David M. Erickson, 215 10th Street, Suite 1300, Des Moines, IA 50309, (515) 288-2500

Taxpayer: Jeffrey Hoag, 3352 105th St., Cumming, IA 50061



\$20,000

### WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration,  
LeMar Koethe and Jennifer Koethe, husband and wife

do hereby

Convey to Jeffrey Hoag and Bonnie Hoag, 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:

See attached legal description, Exhibit "A"

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.

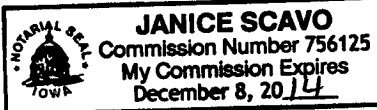
Dated: 4/26/14

LeMar Koethe (Grantor)

Jennifer Koethe (Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 26 day of April, 2014, by LeMar Koethe and Jennifer Koethe, husband and wife



Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

EXHIBIT "A"

All that part of Parcel "C", as recorded in Plat Book 2 Page 766 in the Office of the Madison County Recorder, in the West 1/2 of the Southeast 1/4 (W 1/2 SE 1/4) of Section 1, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, and more particularly described as follows:

Commencing at a capped iron pin at the Northwest corner of said SE 1/4; thence N 83°44'00" E, along the Northerly line of said SE 1/4, a distance of 340.00' to a capped iron pin at the Point of Beginning; thence continuing N 83°44'00" E a distance of 50.00' to a capped iron rod; thence S 00°08'35" E a distance of 337.35' to a capped iron rod; thence S 83°44'00" W a distance of 390.00' to a capped iron rod; thence N 00°08'35" W a distance of 81.35' to a capped iron rod; thence N 83°44'02" E a distance of 339.78' to a capped iron rod; thence N 00°05'39" W a distance of 256.03' to the point of beginning. Containing 1.02 acres including 0.05 acres of county road right of way easement.