



Document 2014 2580

Book 2014 Page 2580 Type 03 001 Pages 1  
Date 10/14/2014 Time 10:17 AM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$5.60  
Rev Stamp# 363 DOV# 387

INDX  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

©THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101 - August 2013

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731  
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731  
Taxpayer: John William Beeson, 2790 Limestone Avenue, Peru, IA 50222



### WARRANTY DEED

For the consideration of -----\$3,540.00--- Dollar(s) and other valuable consideration,  
Billy Wayne Rhoads, Single

do hereby

Convey to John William Beeson

the

following described real estate in Madison County, Iowa:  
The East 43.00' of the West 268.00' of the South 594.60' of the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Thirty-six (36), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

594.60' (circled)

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.

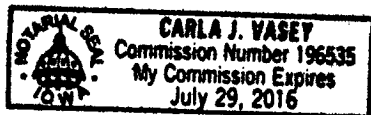
Dated: 10-8-2014

Billy Wayne Rhoads  
Billy Wayne Rhoads (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 8th day of October, 2014, by Billy Wayne Rhoads



Carla J. Vasey  
Signature of Notary Public