



Document 2014 2815

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION
Official Form #105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P. O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

LeRoy H. Bair and Lois E. Bair, 2203 183rd Court, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

~~LeRoy H. Bair and Lois E. Bair, 2203 183rd Court, Winterset, IA 50273~~

Jordan, Oliver, Walters + Smith PC

Grantors:

James C. Eller

Grantees:

LeRoy H. Bair

Lois E. Bair

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of \$1 _____ Dollar(s) and other
valuable consideration, James C. Eller, Single

do hereby Convey to LeRoy H. Bair and Lois E. Bair, Joint Tenants with Full Rights of
Survivorship and Not as Tenants in Common

the following described real estate in Madison County, Iowa:
Lot "A" of Lot 47, as shown in the Corrected Replat of Survey filed in Book 2014, Page ~~2519~~ of the
Recorder's Office of Madison County, Iowa 2517/Bo

This deed is exempt according to Iowa Code 428A.2(21).

Grantors do Hereby Covenant with Grantees and successors in interest to Warrant and
Defend the real estate against the lawful claims of all persons claiming by, through or under
them, 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: Nov 6 2014

James C. Eller _____
James C. Eller (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 6 day of November 2014,
by James C. Eller

Carol Kiernan
Signature of Notary Public

