



Document 2014 2876

Book 2014 Page 2876 Type 03 001 Pages 2  
Date 11/14/2014 Time 2:08 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$384.00  
Rev Stamp# 411 DOV# 438

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

\$240,500

**Preparer Information:** (name, address and phone number)  
Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

1/2

**Taxpayer Information:** (name and complete address)  
Lillian L. Dittrick, 324 56<sup>th</sup> Street, Des Moines, IA 50312

4 ✓ **Return Document To:** (name and complete address)  
Adam Doll, 1009 Main Street, Adel, IA 50003, Phone: (515) 993-4545

**Grantors:**  
David J. Elgin and  
Gayle S. Elgin

**Grantees:**  
Lillian L. Dittrick and  
Thomas R. Turner III

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, David J. Elgin and Gayle S. Elgin, husband and wife, do hereby Convey to Lillian L. Dittrick and Thomas R. Turner III as joint tenants with full rights of survivorship and not as tenants in common the following described real estate in Madison County, Iowa:

All that part of the West Three-fourths (3/4) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying South and East of Tom Creek.



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: 11-6-2014

David J. Elgin  
David J. Elgin (Grantor)

Gayle S. Elgin  
Gayle S. Elgin (Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 6 day of November, 2014, by David J. Elgin.

Lesley Dorland  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 6 day of November, 2014 by Gayle S. Elgin.

Lesley Dorland  
Signature of Notary Public

