



Document 2014 3005

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Date 11/26/2014 Time 11:40 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$711.20

Rev Stamp# 425 DOV# 453

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



# 445,000.00

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

**Preparer Information: (Name, address and phone number)**

Stephen P. Dowil, Booth Law Firm, 122 W Jefferson St, Osceola, IA 50213, Phone:  
(641) 342-2619

**Taxpayer Information: (Name and complete address)**

Dennis J. Modde, 4001 SW 28th, Des Moines, IA 50321

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

Stephen P. Dowil, Booth Law Firm, 122 W Jefferson St, Osceola, IA 50213, Phone:  
(641) 342-2619

**Grantors:**

Joan Mease

**Grantees:**

Dennis J. Modde

**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,  
Joan Mease, a single person  
do hereby Convey to Dennis J. Modde, a single person

the following described real estate in Madison County, Iowa:  
Parcel "C" located in the East Half (1/2) of the Southwest Quarter (1/4), and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4), and in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Eight (8), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 118.03 acres, as shown in Plat of Survey filed in Book 2014, Page 2738 on November 3, 2014, in the Office of the Recorder of Madison County, Iowa.

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: November 24, 2014

Joan Mease

Joan Mease

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Clarke

This record was acknowledged before me this 24 day of November, 2014, by Joan Mease,  
a single person



Cassy Hessler  
Signature of Notary Public