



Document 2015 95

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Recorded: 1/13/2015 at 4:06:18.0 PM

Fee Amount: \$17.00

Revenue Tax: \$335.20

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 7 DOV# 7

INDX ✓  
ANNO  
SCAN  
CHEK

**Prepared by:** James L. Bergkamp, Jr., ICIS #AT0000823  
218 S. 9<sup>th</sup> St., P.O. Box 8, Adel, IA 50003  
Phone (515)993-1000

**Send Tax Statement to:** Robert Allen Bowman and Jill Marie Bowman  
803 E. Washington, Winterset, IA 50273

**Return to:** Robert Allen Bowman and Jill Marie Bowman  
803 E. Washington, Winterset, IA 50273

### WARRANTY DEED – JOINT TENANCY

For the consideration of Two Hundred Ten Thousand and no/100 (\$210,000.00) Dollars and other valuable consideration, Brian L. Rudolf and Karen K. Rudolf, husband and wife, (Grantors) do hereby Convey to Robert Allen Bowman and Jill Marie Bowman, husband and wife, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Northwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa;

subject to any easements and restrictions of record.

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

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.

STATE OF IOWA, COUNTY OF DALLAS, ss:

Dated: January 20, 2015

This instrument was acknowledged before me on

January 20, 2015, by

Brian L. Rudolf

Brian L. Rudolf

(Grantor)

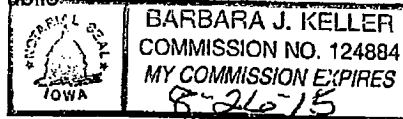
Brian L. Rudolf, husband of Karen K. Rudolf.

Karen K. Rudolf

Karen K. Rudolf

(Grantor)

Barbara J. Keller  
Barbara J. Keller, Notary Public



STATE OF IOWA, COUNTY OF DALLAS, ss:

This instrument was acknowledged before me on

January 13, 2015, by

Karen K. Rudolf, wife of Brian L. Rudolf.

James L. Bergkamp, Jr.  
James L. Bergkamp, Jr., Notary Public

