



Document 2015 1722

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Date 6/23/2015 Time 10:57:49AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 180 DOV# 193

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

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Official Form No. 103 - May 2006

Mark L. Smith

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

Return To: Seth L. and Kimberli Berry, 3088 - 260th Street, St. Charles, IA 50240

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Seth L. Berry and Kimberli Berry, 3088 - 260th Street, St. Charles, IA 50240

CL513495



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$200,000.00----- Dollar(s) and other valuable consideration,
Benjamin Welch and Meagan Welch, Husband and Wife, EACH SINGLE PERSON

do hereby

Convey to Seth L. Berry and Kimberli Berry, HUSBAND AND WIFE

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

See 1 in Addendum

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: 6-11-15

[Signature]
Benjamin Welch

(Grantor)

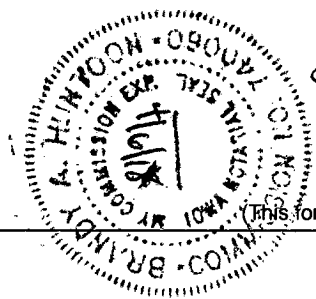
[Signature]
Meagan Welch

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 16 day of June, 2015, by
Benjamin Welch and Meagan Welch, EACH A SINGLE PERSON

[Signature]
Signature of Notary Public



(This form of acknowledgment for individual grantor(s) only)

Addendum

1. Parcel "D" located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-one (21), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.02 acres, as shown in Plat of Survey filed in Book 2013, Page 1401 on May 15, 2013, in the Office of the Recorder of Madison County, Iowa.

