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Book 2015 Page 1827 Type 03 001 Pages 2

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



SPECIAL WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #105

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

James M. Meade, 1200 Valley West Drive, Ste. 206-02, West Des Moines, IA 50266,

Phone: (515) 868-0163

Taxpayer Information: (Name and complete address)

Michele D. Brown; 1192 Upland Drive; Van Meter, IA 50261

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

James M. Meade, 1200 Valley West Drive, Ste. 206-02, West Des Moines, IA 50266,

Phone: (515) 868-0163

Grantors:

JON G. BESCHEN

Grantees:

MICHELE D. BROWN

Legal description: See Page 2

Document or instrument number of previously recorded documents:



SPECIAL WARRANTY DEED

For the consideration of One (1) Dollar(s) and other
valuable consideration, JON G. BESCHEN, a single person,

do hereby Convey to MICHELE D. BROWN, Formerly Known As, MICHELE D. BESCHEN

the following described real estate in Madison County, Iowa:

A Tract of Land Commencing at the Southwest Corner of the Southeast Quarter (1/4) of Section Nine (9),
in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.m., Madison County,
Iowa, Running Thence North 863.7 Feet; Thence South 76 Degrees 15' East 236.5 Feet, Thence South 50
Degrees 10' East 351.7 Feet; Thence South 20 Degrees 16' East 127.5 Feet, Thence South 5 Degrees 53'
East 401 Feet, Thence South 83 Degrees 58' West 589.9 Feet to the Point of Beginning, Containing 9.05
Acres.

This deed is exempt according to Iowa Code 428A.2(16).

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: 5-4-15

JON G. BESCHEN

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 4th day of May, 2015,
by Jon G. Beschén, a single person,



Jeff Scharingson
Signature of Notary Public