



Document 2015 2217

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Date 8/05/2015 Time 1:28:08PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$447.20

Rev Stamp# 260 DOV# 276

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

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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: Dean A. and Jamie L. Coobs, 2615 - 160th Street, Van Meter, IA 50261

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

Taxpayer: Dean A. and Jamie L. Coobs, 2615 - 160th Street, Van Meter, IA 50261



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$280,000.00----- Dollar(s) and other valuable consideration,
Alex G. Broadbent and Jodi Lea Broadbent, Husband and Wife,

do hereby
Convey to Dean Alan Coobs and Jamie Lynn Coobs,

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

Lot Two (2) of Americana Acres, located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Thirty-five (35), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

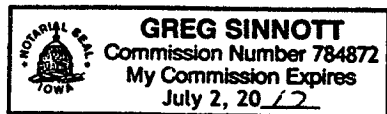
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

Alex G. Broadbent
Alex G. Broadbent (Grantor)

Dated: 8/3/15
Jodi Lea Broadbent
Jodi Lea Broadbent (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 3 day of August, 2015, by
Alex G. Broadbent and Jodi Lea Broadbent



Greg Sinnott
Signature of Notary Public