



Document 2015 2238

Book 2015 Page 2238 Type 03 001 Pages 3

Date 8/07/2015 Time 10:43:52AM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$135.20

Rev Stamp# 265

INDX ✓
ANNO ✓
SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED
Recorder's Cover Sheet

\$85,000

Preparer Information:

William E. Bump
211 SW 7th St., P.O. Box 366
Stuart, Iowa 50250
515-523-2843

Taxpayer Information:

James B. and Gwen G. Leavell
1013 Creamery Road
Dexter, Iowa 50070

Return Address

William E. Bump
211 SW 7th St., P.O. Box 366
Stuart, Iowa 50250

Grantors:

James Graham
Hazel Graham

Grantees:

James B. Leavell
Gwen G. Leavell

Legal Description: See Page 2

Document or instrument number if applicable:

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

JAMES GRAHAM and HAZEL GRAHAM, husband and wife,

in consideration of the sum of One Dollar, and Other Good and Valuable Consideration in hand paid do hereby convey unto:

JAMES B. LEAVELL and GWEN G. LEAVELL, husband and wife as Joint Tenants with full rights of survivorship and not as tenants in common,

Grantees' Address: 1013 Creamery Road
Dexter, Iowa 50070

the following described real estate, situation in Madison County, Iowa, to-wit:

The Northeast Fractional Quarter (NE fr1/4) of the Northeast Quarter (NE1/4) of Section Six (6), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

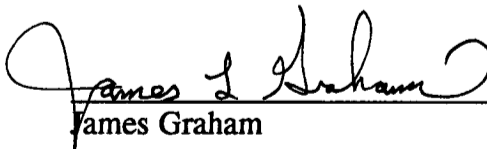
This deed is given in full and complete satisfaction of One Certain Real Estate Contract filed the 7th day of January, 1998 and recorded in the Office of the Madison County Recorder, in Book 138, at Page 376 as Document Number 2508.

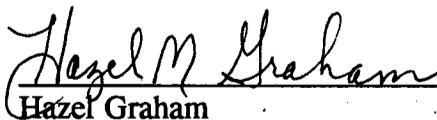
And the grantors do Hereby Covenant with the said grantees, and successors in interest, that said grantors hold said real estate by title in fee simple; that they have good and lawful authority to sell and convey the same; that said premises are Free and Clear of all Liens and Encumbrances whatsoever except as may be above stated; and said grantors Covenant to Warrant and Defend the said premises against the lawful claims of all persons whomsoever, except as may be above stated.

Notwithstanding any express or implied warranties contained herein, Grantors herein make no express or implied warranties as to the title subsequent to the filing of the above contract.

The undersigned as Vendor herein hereby relinquishes all rights of dowers, homestead and distributive share in and to the above described premises.

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.

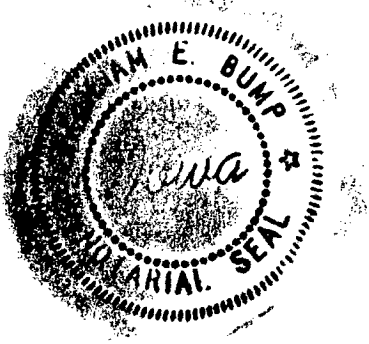

James L. Graham Signed this 2nd day of January, 1998
~~December, 1997.~~


Hazel M. Graham Signed this 2nd day of January, 1998
~~December, 1997.~~

EXEMPT TRANSACTION - FULLFILLMENT OF A CONTRACT

State of Iowa, County of Guthrie, ss:

On this 2nd day of ~~December~~ ^{January, 1998}, 1997, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES GRAHAM and HAZEL GRAHAM, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.



William E Bump
WILLIAM E BUMP, Notary
Public in and for said State and County