



Document 2015 3733

Book 2015 Page 3733 Type 03 001 Pages 2
Date 12/18/2015 Time 11:19:24AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$455.20
Rev Stamp# 466 DOV# 485

INDX ✓
ANNO
SCAN
CHK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

Mark L. Smith

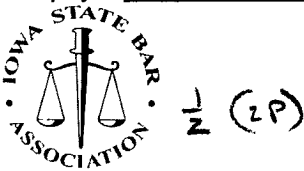
FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Covered Bridge Realty, 104 N. 1st Avenue, Winterset, IA 50273

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

Taxpayer: Andrew and Amanda Chapman, 1425 - 210th Street, Winterset, IA 50273

WF18686



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$285,000.00----- Dollar(s) and other valuable consideration,
Charles L. Abel and Jennifer L. Abel, Husband and Wife,

do hereby

Convey to Andrew S. Chapman and Amanda Jo Chapman,

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.

Charles L. Abel

Charles L. Abel

(Grantor)

Dated: 12/14/15

Jennifer L. Abel

Jennifer L. Abel

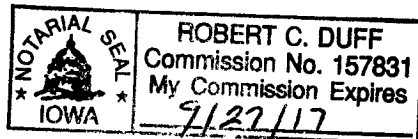
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 14th day of DEC, 2015, by
Charles L. Abel and Jennifer L. Abel

Robert C Duff

Signature of Notary Public



Addendum

1. Parcel "A" located in the South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section Twenty-six (26), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 11.885 acres as shown in Plat of Survey filed in Book 3, Page 541 on January 26, 2000, in the Office of the Recorder of Madison County, Iowa.

