



Document 2016 456

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Date 2/24/2016 Time 11:28:12AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$183.20

Rev Stamp# 50 DOV# 53

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Jeffrey L. Bettis and Nicole D. Bettis
1584 Prairieview Avenue, Van Meter, IA 50261

Return to: Jeffrey L. Bettis and Nicole D. Bettis
1584 Prairieview Avenue, Van Meter, IA 50261

\$115,000

WARRANTY DEED – JOINT TENANCY

For the consideration of One and no/100 (\$1.00) Dollar and other valuable consideration, Joseph E. Herman and Leslie A. Herman, husband and wife, (Grantors) do hereby Convey to Jeffrey L. Bettis and Nicole D. Bettis, husband and wife, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot One (1) of Garner Subdivision, located in the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-three (33), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

subject to any easements and restrictions of record.



Document or instrument number of previously recorded documents: Book 2015, Page 3095; Book 2008, Page 2166

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.

STATE OF IOWA, COUNTY OF Dallas, ss: Dated: 2/23/16

This instrument was acknowledged before me on February 23, 2016, by

Joseph E. Herman and Leslie A. Herman, husband and wife.

Joseph E. Herman
Joseph E. Herman (Grantor)

Leslie A. Herman
Leslie A. Herman (Grantor)

Shane Boston
Shane Boston, Notary Public

