



Document 2016 2581

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$143.20

Rev Stamp# 343

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$90,000

### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

1/2

**Taxpayer Information:** (Name and complete address)

Greg & Melissa Shahan, 3216 North John Wayne Drive, Winterset, Iowa 50273

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

Bryan R. Jennings, 823 Main Street, P.O. Box 158, Adel, IA 50003, Phone: (515) 993-4542

**Grantors:**

Elliot Bade  
Bonnie Bade

**Grantees:**

Greg Shahan  
Melissa Shahan

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Elliot Bade and Bonnie Bade, husband and wife

do hereby Convey to  
Greg Shahan and Melissa Shahan, husband and wife

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

The West Twenty-three (23) feet in width of Lot Four (4) in Block Twenty-four (24), except the South  
Fifty-three (53) feet thereof, in the Original Town of Winterset, Madison County, Iowa



NOTE: This conveyance provided in full satisfaction of that one certain Real Estate Contract dated  
September 22, 2011, and filed for record in the office of the Recorder of Madison County,  
Iowa, on p-3, 2011, at Book 2011, page 2593.

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.

Dated: September 22, 2011

Elliot Bade  
Elliot Bade (Grantor)

Bonnie Bade  
Bonnie Bade (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF DALLAS  
This instrument was acknowledged before me on September 22, 2011, by Elliot Bade  
and Bonnie Bade, husband and wife

Peggy Y Heenan  
, Notary Public

