



Document 2016 3695

Book 2016 Page 3695 Type 03 001 Pages 1
Date 12/05/2016 Time 10:50:08AM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$541.60
Rev Stamp# 491 DOV# 489

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Return Document To: William E. Bump, PO Box 366, Stuart, IA 50250
Preparer Information: William E. Bump, PO Box 366, Stuart, IA 50250, Ph: (515) 523-2843
Address Tax Statement: Lee R.H. Carter, 1327 Adair-Madison Avenue, Dexter, IA 50070

\$338,601.⁰⁰

WARRANTY DEED

For the consideration of One Dollar and other valuable consideration, Marilyn Bode and Wesley C. Bode, wife and husband, do hereby convey to Lee R.H. Carter the following described real estate in Madison County, Iowa:

All our interest in and to:

The Southwest Fractional Quarter (1/4) and the West Twenty (20) Acres of the Southeast Quarter (1/4) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcels "B" and "C" located in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4), of said Section Nineteen (19), containing 3.01 acres each, as shown in Plat of Survey filed in Book 2015, Page 1741 on June 24, 2015, in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all easements, restrictions and covenants apparent or of record.

Grantors do Hereby Covenant with grantee, 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.

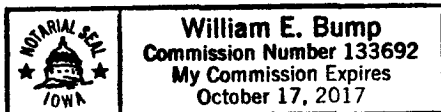
Dated: December 1st, 2016

Marilyn Bode
Marilyn Bode

Wesley C. Bode
Wesley C. Bode

STATE OF IOWA, COUNTY OF ADAIR, ss-

This record was acknowledged before me on December 1st, 2016 by Marilyn Bode and Wesley C. Bode.



William E. Bump
Signature of Notary Public