



**BK: 2016 PG: 3710**  
**Recorded: 12/5/2016 at 2:24:05.0 PM**  
**Fee Amount: \$27.00**  
**Revenue Tax: \$559.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form #101  
**Recorder's Cover Sheet**

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

Timothy R. Williams  
505 5th Avenue, Suite 535  
Des Moines, IA 50309-2320      Phone: (515) 280-3300

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

Michael F. and Julie A. Crane  
2511 Cumming Road  
Winterset, IA 50273

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

Michael F. and Julie A. Crane  
2511 Cumming Road  
Winterset, IA 50273

**Grantors:**

**Brian P. Van Cleve**  
**Gayle A. Van Cleve**

**Grantees:**

**Michael F. Crane**  
**Julie A. Crane**

**Legal description:** See Exhibit A

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



## WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Brian P. Van Cleve and Gayle A. Van Cleve, husband and wife

do hereby Convey to  
MICHAEL F. CRANE AND JULIE A. CRANE, HUSBAND AND WIFE, AS JOINT  
TENANTS WITH FULL RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON  
following described real estate in Madison County, Iowa:  
See Exhibit A attached hereto

Subject to easements and restrictions of record.

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: 7/12/14

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

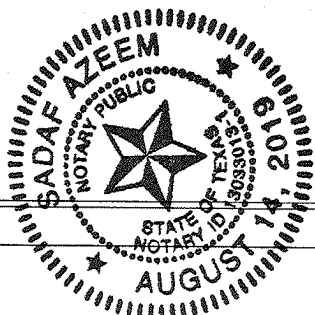
Brian P. Van Cleve  
Brian P. Van Cleve (Grantor)

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

Gayle A. Van Cleve  
Gayle A. Van Cleve (Grantor)

STATE OF Texas, COUNTY OF Dallas  
This instrument was acknowledged before me on 12<sup>th</sup> July, by \_\_\_\_\_  
Brian P. Van Cleve

[Signature]  
, Notary Public



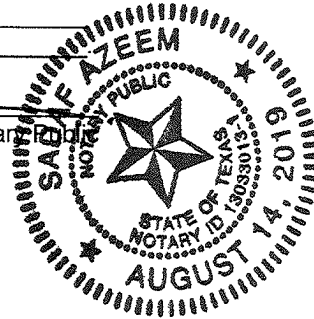
STATE OF Texas, COUNTY OF Dallas

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

Gayle A. Van Cleve



, Notary Public



STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_, Notary Public

## **EXHIBIT A**

Lot Eleven (11) of Country Estates West located in the Southeast Quarter ( $\frac{1}{4}$ ) and in the Southwest Quarter ( $\frac{1}{4}$ ) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa; **AND** Parcel "N", a part of Lot 10 of said Country Estates West, containing 0.36 acres, as Shown in Plat of Survey filed in Book 2006, Page 4449 on October 26, 2006, in the Office of the Recorder of Madison County, Iowa; **AND** Parcel "Y", a part of Lot 5 of Country Estates West Plat II, located in the Southwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of said Section Three (3), containing 0.42 acres, as Shown in Plat of Survey filed in Book 2012, Page 3316 on November 2, 2012, in the Office of the Recorder of Madison County, Iowa.