



Document 2017 1324

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Date 4/28/2017 Time 1:02:04PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$40.00 ANNO

Rev Stamp# 168 DOV# 171 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

\$ 25,500⁰⁰



WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 335
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

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Taxpayer Information: (Name and complete address)

Drew and Jillian Bryant, 37808 Rocky Road, Kilgore, NE 69216

Return Document To: (Name and complete address)

Madison County Realty, 65 Jefferson, Winterset, IA 50273

Grantors:

Holliwell Valley Development, Inc.

Grantees:

Drew Bryant and Jillian Bryant

Legal description:

Document or instrument number of previously recorded documents:



**WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)**

For the consideration of -----\$25,500.00----- Dollar(s) and other valuable consideration, Hollivell Valley Development, Inc., a(n) Corporation organized and existing under the laws of Iowa does hereby Convey to Drew Bryant and Jillian Bryant, as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:
Lot Eleven (11) of Hollivell Valley Subdivision, located in the Northeast Quarter (NE 1/4) of Section Five (5), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M.,
Madison County, Iowa.



The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

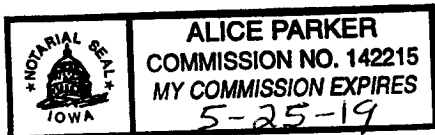
Dated on 4-25-17.

Hollivell Valley Development, Inc., a(n) Corporation

By *Patrick F. Corkrean*
Patrick F. Corkrean, President

By _____

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on April 25, 2017, by Patrick F. Corkrean
as President
of Hollivell Valley Development, Inc.



Alice Parker
Signature of Notary Public