



Document 2017 2294

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Date 7/26/2017 Time 11:38:56AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$15.20

Rev Stamp# 320

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

✓ PREPARED BY AND RETURN TO:

Bill & Crystal Venhaus
2626 160th Street
Van Meter, Iowa, 50261
515-462-3446

Address Tax Statement: Bill & Crystal Venhaus, 2626 160th St., Van Meter, IA 50261

WARRANTY DEED

THE GRANTOR(S),

-Frank R Bailey, Jr and Margaret H Bailey, a married couple

for and in consideration of: \$10,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

-Bill J. Venhaus and Crystal D. Venhaus, 2626 160th Street, Van Meter, Madison County, Iowa, 50261,

the following described real estate, situated in the County of Madison, State of Iowa:

(legal description): Book 2012 Page 1316 PAR I 2A SHAMROCK HILLS NW NW, PT OF LOT 2

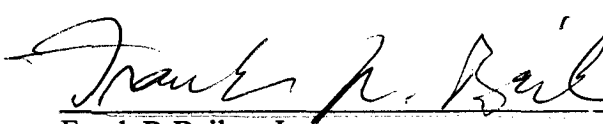

Deed in fulfillment of contract.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

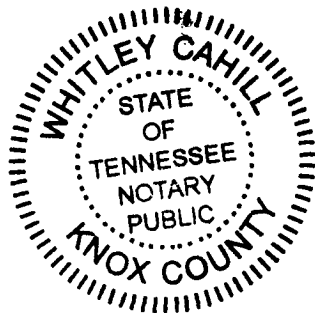
Tax Parcel Number: 400070244014400

Grantor Signatures:

DATED: 7/6/17 DATED: 7/6/17

	
Frank R Bailey, Jr 604 Preston Seymour, Tennessee 37865	Margaret H Bailey 604 Preston Seymour, Tennessee 37865

STATE OF TENNESSEE, COUNTY OF KNOX, ss: On this 6 day of July, 2017, before me personally appeared Frank R Bailey, Jr and Margaret H Bailey, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Whitley Cahill

Notary Public

Signature of person taking acknowledgment

Notary Public

Title (and Rank)

My commission expires 3-31-2021