



Document 2019 1530

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Date 5/28/2019 Time 10:01:16AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$144.80
Rev Stamp# 174 DOV# 181
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

**WARRANTY DEED
Recorder's Cover Sheet**

\$91,000

Preparer Information: (name, address and phone number)

D. Mark Marcouiller, 4201 Westown Parkway, Suite 250, West Des Moines, Iowa 50266
Phone: (515) 283-1801

DCP 59818
(DMM5756)

Taxpayer Information: (name and complete address)

Nieves Adriana Nieto Ibarra, 3903 E 28th Street, Des Moines, IA 50317

Return Document To: (name and complete address)

Nieves Adriana Nieto Ibarra, 3903 E 28th Street, Des Moines, IA 50317

Grantors:

Donald G. Bear

Grantees:

Nieves Adriana Nieto Ibarra

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED

For the consideration of One Dollar(s) and other valuable consideration, Donald G. Bear, a single person, does hereby convey to Nieves Adriana Nieto Ibarra, a single person, the following described real estate in Madison County, Iowa:

The North Half of the Southeast Quarter of the Northeast Quarter (N 1/2 SE 1/4 NE 1/4) of Section 32, Township 77 North, Range 27 West of the 5th P.M., Madison County, Iowa, except Parcel "D", as shown in the Plat of Survey filed in Book 2018, Page 2904 on September 10, 2018, in the Office of the Recorder of Madison County, Iowa.

Subject to covenants and easements of record, if any.

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: this 20 day of May, 2019.

Donald G. Bear
Donald G. Bear

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on this 20 day of May, 2019, by Donald G. Bear, a single person.

Jesa R. Reeves
Signature of Notary Public

