



Document 2012 3281

Book 2012 Page 3281 Type 03 001 Pages 2
Date 10/31/2012 Time 10:07 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$237.60
Rev Stamp# 335 DOV# 354

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LISA SMITH, COUNTY 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)
John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)
BVI Real Estate, 5672 NW 5th Court, Des Moines, IA 50313-1328

✓ **Return Document To:** (Name and complete address)
John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:
Jeff A. Shahan
Cindy M. Shahan

Grantees:
BVI Real Estate

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED

For the consideration of \$149,000.00 Dollar(s) and other valuable consideration,
Jeff A. Shahan and Cindy M. Shahan, Husband and Wife,

BVI Real Estate do hereby Convey to

the
following described real estate in Madison County, Iowa:
Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) and in part of the
Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-five
(75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 40.00
acres, as shown in Plat of Survey filed in Book 2002, Page 2360 on May 15, 2002, in the Office of the
Recorder of Madison County, Iowa.

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.

Jeff A. Shahan

(Grantor)

Dated: October 19th, 2012

Cindy M. Shahan

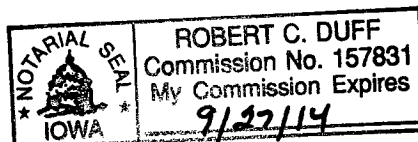
(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on October 19, 2012, by Jeff A. Shahan
and Cindy M. Shahan



, Notary Public