



Document 2012 3894

Book 2012 Page 3894 Type 03 001 Pages 3

Date 12/21/2012 Time 2:47 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$701.60

Rev Stamp# 390 DOV# 412

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED

(Several Grantors)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

\$438,750

Preparer Information: (Name, address and phone number)

Michael D. Maynes, 205 1/2 East Iowa Street, Greenfield, IA 50849, Phone: (641) 743-2800

Taxpayer Information: (Name and complete address)

Duane A. Hilyard, 68475 Oxford Road, Cumberland, Iowa 50843

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

Michael D. Maynes, 205 1/2 East Iowa Street, Greenfield, IA 50849, Phone: (641) 743-2800

Grantors:

Dale Hatfield

Mary Hatfield

Dennis Hatfield

Joyce Hatfield

Grantees:

Duane A. Hilyard

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
(Several Grantors)

For the consideration of One (1.00)

Dollar(s) and other valuable consideration,

Dale Hatfield, a/k/a Elmer Dale Hatfield and Mary Hatfield, husband and wife; Dennis Hatfield and Joyce Hatfield, husband and wife

do hereby Convey to
Duane A. Hilyard

the following described real estate in Madison County, Iowa:

The East Half (1/2) of the Northeast Quarter (1/4) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Ten (10), containing 4.247 acres, as shown in Plat of Survey filed in Book 3, Page 136 on September 30, 1997, 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.

Dated: 12-17-12

Dale Hatfield (Grantor)

(Grantor)

Mary Hatfield (Grantor)

(Grantor)

Dennis Hatfield (Grantor)

(Grantor)

Joyce Hatfield (Grantor)

(Grantor)

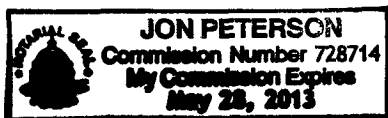
STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 12/17/12, by

Dale Hatfield
Mary Hatfield

Jon Peterson

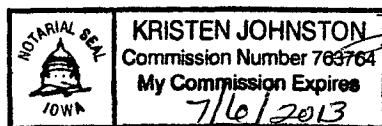
Notary Public



JON PETERSON

STATE OF IA, COUNTY OF Scott

This instrument was acknowledged before me on Dec 18th, 2012, by
Byce Hatfield & Dennis Hatfield



[Signature], 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

STATE OF _____, COUNTY OF _____

This instrument was acknowledged before me on _____, _____, by

_____, Notary Public