



Document 2013 1919

Book 2013 Page 1919 Type 03 001 Pages 2

Date 6/28/2013 Time 8:32 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$399.20

Rev Stamp# 183 DOV# 182

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

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Official Form No. 101 - May 2006

Matthew Gardner

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: BVI Real Estate LLC, 5672 NW 5th Ct., Des Moines, IA 50313

Preparer: Matthew Gardner, 2900 - 100th St, Suite 207, Urbandale, IA 50322, (515) 421-4411

Taxpayer: BVI Real Estate LLC, 5672 NW 5th Ct., Des Moines, IA 50313



\$250,000.00

WARRANTY DEEDFor the consideration of One _____ Dollar(s) and other valuable consideration,
Michael J. O'Keefe and Virginia S. O'Keefe, Husband and Wife_____ do hereby
Convey to BVI Real Estate, LLC_____ the
following described real estate in _____ Madison _____ County, Iowa:
See Addendum

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.

Michael J. O'Keefe
Michael J. O'Keefe (Grantor)

Dated: 17 June 2013
Virginia S. O'Keefe
Virginia S. O'Keefe (Grantor)

STATE OF IOWA, COUNTY OF POLKThis instrument was acknowledged before me on June 17, 2013, by Michael J. O'Keefe and Virginia S. O'Keefe

SCOTT DOUGLAS NEAL
Commission Number 768693
My Commission Expires
July 01, 2014

Scott Douglas Neal
Notary Public

(This form of acknowledgment for individual grantor(s) only)

Addendum

Legal Description of Property

A parcel of land located in the South Three-fourths (3/4) of the West One-fourth (1/4) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, lying North of County Highway P-71 (Old U.S. #169), containing 99.35 acres, as shown in the Plat of Survey filed in Book 2, Page 43 on August 13, 1986, in the Office of the Recorder of Madison County, Iowa.

