



Document 2014 1778

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Rev Transfer Tax \$663.20
Rev Stamp# 240 DOV# 248

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Preparer: Matthew M. Hurn, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (349CB)
Return To: Andrew C. Fox and Stacy L. Fox, 1368 Old Portland Road, Van Meter, IA 50261
Taxpayer Information: Andrew C. Fox and Stacy L. Fox, 1368 Old Portland Road, Van Meter, IA 50261

\$415,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Blake McKibbin and Bethany Christine McKibbin, husband and wife**, do hereby Convey to **Andrew C. Fox and Stacy L. Fox, husband and wife**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Parcel "E", a part of the existing Parcel "C", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M. Madison County, Iowa, containing 6.39 acres, as shown in Plat of Survey filed in Book 2006, Page 3457 on August 22, 2006, in the Office of the Recorder of Madison County, Iowa.



Subject to all covenants, restrictions and easements of record.

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: 7/20/2014

Blake McKibbin
Blake McKibbin

Bethany Christine McKibbin
Bethany Christine McKibbin

STATE OF IOWA)
) ss:
COUNTY OF DAVIS)

On this 20th day of July, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared Blake McKibbin and Bethany Christine McKibbin, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



Notary Public in and for said State

Elizabeth Gambrel