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Date 1/06/2017 Time 10:59:54AM

Rec Amt \$17.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$189.60

ANNO

Rev Stamp# 12 DOV# 15

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

**WARRANTY DEED
Recorder's Cover Sheet**

\$118,750

Preparer Information: (name, address and phone number)

James E. Van Werden, 1009 Main St., Adel, IA 50003, Phone: (515) 993-4545

¹/₃ **Taxpayer Information:** (name and complete address)

Heather and Tyler Beckel, 624 8th Ave. S, Winterset IA 50273

☒ **Return Document To:** (name and complete address)

James E. Van Werden, 1009 Main St., Adel, IA 50003

Grantors:

Donald A. Bolton and Shirley J. Bolton

Grantees:

Heather Beckel and
Tyler Beckel

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 A. Bolton and Shirley J. Bolton, husband and wife, do hereby Convey to Heather Beckel and Tyler Beckel, wife and husband, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

A part of Lot 7 of the Subdivision of the Northeast Fractional Quarter (1/4) of the Northwest Quarter (1/4) of Section One (1), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at Northeast corner of said Lot 7 thence South 110 feet, thence West 210 feet, thence North 110 feet, thence East 210 feet to the point of beginning.



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: December 30, 2016

Donald A. Bolton
Donald A. Bolton (Grantor)
SHIRLEY J. BOLTON

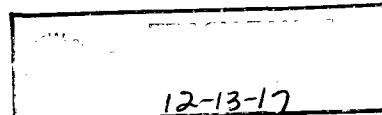
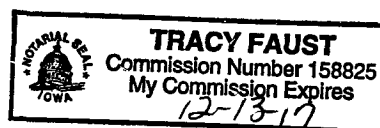
Donald A. Bolton
Shirley J. Bolton, by Donald A. Bolton, Attorney-in-fact (Grantor)
Shirley J. Bolton

Debra L. Perkins
Shirley J. Bolton, by Debra L. Perkins, Attorney-in-fact (Grantor)

STATE OF **IOWA**, COUNTY OF **MADISON**

This record was acknowledged before me on December 30, 2016, by Donald A. Bolton.

Tracy Faust
Signature of Notary Public



STATE OF **IOWA**, COUNTY OF **MADISON**

This record was acknowledged before me on
Bolton, by Donald A. Bolton, Attorney-in-fact.

December 30, 2016, by Shirley J.

Tracy Faust

Signature of Notary Public



STATE OF **IOWA**, COUNTY OF **MADISON**

This record was acknowledged before me on
Bolton, by Debra L. Perkins, Attorney-in-fact.

December 30, 2016, by Shirley J.

Tracy Faust

Signature of Notary Public

