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Date 1/11/2017 Time 3:40:23PM

Rec Amt \$7.00 Aud Amt \$10.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, POB 230, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Garry Dean Bedwell, 2618 Quaker Street, St. Charles, IA 50240

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration, Garry Dean Bedwell, Single,

do hereby Convey to
Garry Dean Bedwell and Glen Bedwell,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

MADISON County, Iowa: The South Half (S 1/2) of the Southwest Quarter (SW 1/4) and the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Five (5), and the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) and the East Half (E 1/2) of the Northwest Quarter (NW 1/4) and the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Eight (8), all in Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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 on 1/11/17

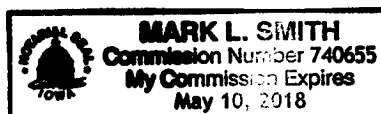
Garry Dean Bedwell

Garry Dean Bedwell (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/11/17, by Garry Dean Bedwell



Mark L. Smith
Signature of Notary Public