



Document 2019 2534

Book 2019 Page 2534 Type 03 001 Pages 2

Date 8/15/2019 Time 1:43:08PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$272.80

Rev Stamp# 313 DOV# 322

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



### WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$171,000

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

1  
2

**Taxpayer Information:** (Name and complete address)

Derrick H. and Kaitlyn L. Hauschildt

1068 - 150th Street

Dexter, Iowa 50070

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

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

**Grantors:**

Tiffany A. Coil

Aaron M. Coil

**Grantees:**

Derrick H. Hauschildt

Kaitlyn L. Hauschildt

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED
JOINT TENANCY

For the consideration of \$171,000.00 and no/100ths----- Dollar(s) and other valuable consideration, TIFFANY A. COIL formerly known as Tiffany A. Buckland and AARON M. COIL, wife and husband, do hereby Convey to DERRICK H. HAUSCHILDT and KAITLYN L. HAUSCHILDT, 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 "A" in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M. Madison County, Iowa, containing 3.000 acres, as shown in Plat of Survey filed in Book 3, Page 101 on August 29, 1997, in the Office of the Recorder of Madison County, Iowa.



At the time of execution and recording of the quit claim deed recorded in Book 2013, Page 224, in the Office of the Recorder of Madison County, Iowa, Tiffany A. Buckland was married to Aaron M. Coil.

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 August 8, 2019

Tiffany A. Coil (Grantor)

Aaron M. Coil (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on August 8, 2019, by Tiffany A. Coil and Aaron M. Coil, wife and husband



Sara Tessmer
Signature of Notary Public