



Document 2019 3004

Book 2019 Page 3004 Type 03 001 Pages 2

Date 9/19/2019 Time 1:46:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 379 DOV# 393

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



### WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$160,000

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

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

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

Kevin L. and Elizabeth M. Hensley

1088 - 220th Street

Winterset, Iowa 50273

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

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

**Grantors:**

Ginger K. Capps

**Grantees:**

Kevin L. Hensley

Elizabeth M. Kensley

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of \$160,000.00 and no/100ths----- Dollar(s) and other valuable consideration, GINGER K. CAPPS and JEFFREY A. CAPPS, wife and husband, do hereby Convey to KEVIN L. HENSLEY and ELIZABETH M. HENSLEY, 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:

The Northeast Fractional Quarter (1/4) of the Northeast Quarter (1/4) of Section Six (6), Township Seventy-five (75) North, Range Twenty-Nine (29) West of the 5th P.M., Madison County, Iowa.

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 September 18, 2019

Ginger K. Capps
Ginger K. Capps(Grantor)

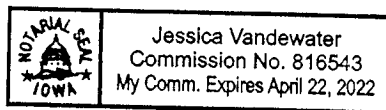
Jeffrey A. Capps
Jeffrey A. Capps (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September, 2019, by Ginger K. Capps and Jeffrey A. Capps



Signature of Notary Public