



Document 2019 3901

Book 2019 Page 3901 Type 03 001 Pages 2

Date 12/09/2019 Time 12:42:17PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$272.80

ANNO

Rev Stamp# 470 DOV# 487

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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

Taxpayer Information: (Name and complete address)

Gary L. and Karen M. Hibbs
125 N.E Plum Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

C. Dennis Mercer
Deborah J. Mercer

Grantees:

Gary L. Hibbs
Karen M. Hibbs

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, C. DENNIS MERCER and DEBORAH J. MERCER, husband and wife,
_____ do hereby Convey to
GARY L. HIBBS and KAREN M. HIBBS, 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 East Half (½) of Lot Three (3) and the North Half (½) of the East Half (½) of Lot Four (4), in Block One (1), of B. F. Allen’s Addition to the Town of Earlham, Madison County, Iowa. MCA

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 November 25, 2019

C. Dennis Mercer
 C. Dennis Mercer (Grantor)

 (Grantor)

Deborah J. Mercer
 Deborah J. Mercer (Grantor)

 (Grantor)

STATE OF IOWA, COUNTY OF MADISON
 This record was acknowledged before me on November 25, 2019, by C. Dennis Mercer and Deborah J. Mercer

Robert J. Kress
 Signature of Notary Public

