

**BK: 2020 PG: 1817**  
**Recorded: 5/27/2020 at 12:11:44.0 PM**  
**Pages 2**  
**County Recording Fee: \$17.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$20.00**  
**Revenue Tax: \$63.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**



**WARRANTY DEED - JOINT TENANCY**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103  
**Recorder's Cover Sheet**

**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)

Roy W. and Tami R. Rice  
355 S.E. Sycamore Avenue  
Earlham, Iowa 50072

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

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

**Grantors:**

Gary W. Coffman  
Pamela J. Coffman

**Grantees:**

Roy W. Rice  
Tami R. Rice

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of \$40,000.00 and no/100ths----- Dollar(s) and other valuable consideration, GARY W. COFFMAN and PAMELA J. COFFMAN, husband and wife, do hereby Convey to ROY W. RICE and TAMI R. RICE, 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 South 137 feet of the West 116.82 feet of Lot Four (4), in Block Nine (9) of Wilson's Addition to the Town of Earlham, 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 May 13, 2020

[Signature]
Gary W. Coffman (Grantor)

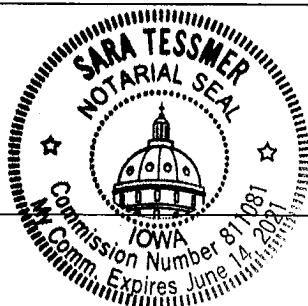
[Signature]
Pamela J. Coffman (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 13, 2020, by Gary W. Coffman and Pamela J. Coffman



[Signature]
Signature of Notary Public