



Document 2020 3644

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Date 9/25/2020 Time 10:43:28AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$223.20

Rev Stamp# 439 DOV# 432

INDX

ANNO

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

\$140,000

**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)

Glen and Jan Ekeler  
2056 Ivy Avenue  
Creston, Iowa 50801

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

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

*Douglas D. Daggett PC  
Post Office Box 404  
Creston IA 50801*

**Grantors:**

Terry Crane  
Loretta Crane

**Grantees:**

Glen Ekeler  
Jan Ekeler

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of \$140,000.00 and no/100ths----- Dollar(s) and other valuable consideration, TERRY CRANE and LORETTA CRANE, husband and wife, do hereby Convey to GLEN EKELER and JAN EKELER, 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 "B" located in the Northwest Fractional Quarter of the Northeast Quarter (NWfr1/4 NE1/4) and in the West Two (2) acres of the Northeast Fractional Quarter of the Northeast Quarter (NEfr1/4 NE1/4) all in Section Four (4), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in the Plat of Survey filed in Book 2003, Page 2619 on May 6, 2003 in the Office of the Recorder of 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 22, 2020

[Handwritten signature of Terry Crane]
Terry Crane(Grantor)

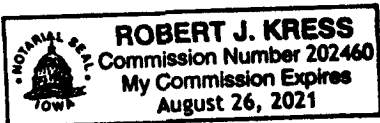
[Handwritten signature of Loretta Crane]
Loretta Crane (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 22, 2020, by Terry Crane and Loretta Crane



[Handwritten signature of Robert J. Kress]
Signature of Notary Public