

BK: 2020 PG: 4249
Recorded: 11/4/2020 at 11:06:22.0 AM
Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
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)

Jeffrey H. and Diane M. Beisner
645 N.E. 6th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Jeffrey H. Beisner
Diane M. Beisner

Grantees:

Jeffrey H. Beisner
Diane M. Beisner

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, JEFFREY H. BEISNER and DIANE M. BEISNER, husband and wife, do hereby Convey to JEFFREY H. BEISNER and DIANE M. BEISNER, 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:

Lot Four (4) of Smith's Addition to the City of Earlham, Madison County, Iowa.

Wherever in the chain of title to the above described real estate the names Jeffrey H. Beisner and Jeffrey A. Beisner appear, they refer to one and the same person, namely, Jeffrey H. Beisner.

This is a transfer between husband and wife for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 November 4, 2020

(Grantor)

Handwritten signature of Jeffrey H. Beisner
Jeffrey H. Beisner (Grantor)

(Grantor)

Handwritten signature of Diane M. Beisner
Diane M. Beisner (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 4, 2020, by Jeffrey H. Beisner and Diane M. Beisner

Handwritten signature of Notary Public
Signature of Notary Public

