

**BK: 2022 PG: 660**  
**Recorded: 3/4/2022 at 3:43:03.0 PM**  
**Pages 3**  
**County Recording Fee: \$27.00**  
**Iowa E-Filing Fee: \$3.00**  
**Combined Fee: \$30.00**  
**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)

Benjamin and Kendra Williamson  
1909 - 105th Street  
Earlham, Iowa 50072

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

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

**Grantors:**

Keith M. Williamson  
Cindy L. Williamson

**Grantees:**

Benjamin Williamson  
Kendra Williamson

**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----- Dollars and other valuable consideration, **KEITH M. WILLIAMSON and CINDY L. WILLIAMSON, husband and wife**, do hereby convey to: **BENJAMIN WILLIAMSON and KENDRA WILLIAMSON, 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:

All that part of the Northwest Fractional Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Thirty (30), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, which lies West of the Primary Road Project No. 36, State of Iowa, now known as Federal Highway #169, as established and located across said 40-acre tract; AND the South Half ( $\frac{1}{2}$ ) of the East One-Fourth ( $\frac{1}{4}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southeast Quarter ( $\frac{1}{4}$ ) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., Madison County, Iowa.

This is a transfer between parents and child for monetary consideration of less than \$500.00; 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(11), 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: March 4, 2022.

  
Keith M. Williamson

  
Cindy L. Williamson

STATE OF IOWA, COUNTY OF POLK: ss

This record was acknowledged before me on March 4, 2022 by Keith M. Williamson and Cindy L. Williamson.

  
Notary Public

