



Document 2009 2703

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Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$31.20
Rev Stamp# 213 DOV# 225
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
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CHEK



WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250, Phone: (515) 523-2843

IZ 6r 000-00

Taxpayer Information: (Name and complete address)

James and Dixie Tyler, 1799 260th Street, Winterset, Iowa 50273

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

William E. Bump, 211 SW 7th St., Box 366, Stuart, IA 50250

Grantors:

Earl Henry
Patti Henry

Grantees:

James Tyler
Dixie Tyler

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Earl Henry and Patti Henry, husband and wife,

do hereby Convey to
James Tyler and Dixie Tyler, 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:

A parcel of land located in the Southeast Quarter (SE¼) of Section Twenty (20), Township
Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,
containing 10.993 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 197, on May 30,
1990, in the Office of the Recorder of Madison County, Iowa, subject to and together with any and all
easements, restrictions or covenants apparent or of record.



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: August 24, 2009

Earl Henry  (Grantor)

Patti Henry  (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Adair
This instrument was acknowledged before me on August 24, 2009, by Earl Henry and
Patti Henry, husband and wife

Deleene E. Egger
Notary Public

