



Document 2009 2797

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Date 9/08/2009 Time 1:49 PM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$1,072.80

Rev Stamp# 226 DOV# 237

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Ste. 20, Des Moines, IA 50312, Phone: (515) 223-6000  
\$ 671,000.00

**Taxpayer Information:** (Name and complete address)

Chad and Angela Allen, 1748 Ironwood Trail, Winterset, IA 50273

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

Brett T. Osborn, 974 73rd Street, Ste. 20, Des Moines, IA 50312, Phone: (515) 223-6000

**Grantors:**

Danny J. Allen  
Sonia Allen

**Grantees:**

Chad R. Allen  
Angela D. Allen

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,  
Danny J. Allen and Sonia Allen, husband and wife,

Chad R. Allen and Angela D. Allen, husband and wife, do hereby Convey to

Chad R. Allen and Angela D. Allen, 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 "D" located in the Northeast Quarter (NE 1/4) and the East Half (E 1/2) of the Northwest Quarter  
(NW 1/4) in Section Twenty-five (25), Township Seventy-five (75) North, Range Twenty-seven (27)  
West of the 5th P.M., Madison County, Iowa, containing 158.44 acres, as shown in Plat of Survey filed  
in Book 2009, Page 1665, on May 29, 2009, 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: 8/26/2009

Danny J. Allen  
Danny J. Allen (Grantor)

Sonia Allen  
Sonia Allen (Grantor)

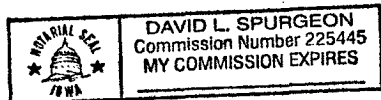
\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on \_\_\_\_\_, by Danny J. Allen  
and Sonia Allen, husband and wife,

Jan 2. Spurgeon  
\_\_\_\_\_, Notary Public



11-5-2011