



Document 2009 3330

Book 2009 Page 3330 Type 03 001 Pages 2

Date 11/05/2009 Time 2:09 PM

Rec Amt \$14.00 Aud Amt \$15.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY 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, Iowa 50072 (515) 758-2267

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

Louis E. and Harriet I. McDonald  
719 W. Hutchings Street  
Winterset, Iowa 50273



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

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

**Grantors:**

Louis E. McDonald  
Harriet I. McDonald

**Grantees:**

Louis E. McDonald  
Harriet I. McDonald

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100ths (\$1.00)

Dollar(s) and other valuable consideration,

LOUIS E. McDONALD also known as Louis McDonald and HARRIET I. McDONALD also known  
as Harriet McDonald, husband and wife,

do hereby Convey to

LOUIS E. McDONALD and HARRIET I. McDONALD, 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:

The Northeast Quarter (1/4) of Section 18, except that part which lies South and West of North River, in Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, subject to easements of record.

and  
The Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section 7; and the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 6, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.

and

A tract of land commencing 29 rods and 20 1/2 links North of the Southeast corner of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section 1, Township 75 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence South 62 feet, thence West 150 feet, thence North 62 feet, thence East 150 feet to the point of beginning.

This is a transfer between husband and wife for the private partition of property and 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.

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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: November 5, 2009

This instrument was acknowledged before me on  
November 5 2009  
by Louis E. McDonald and Harriet I. McDonald

Louis E. McDonald  
Louis E. McDonald (Grantor)

Harriet I. McDonald  
Harriet I. McDonald (Grantor)

Samuel H. Braland  
Samuel H. Braland, Notary Public

(Grantor)  
(Grantor)

(This form of acknowledgment for individual grantor(s) only)

