



Document 2009 3373

Book 2009 Page 3373 Type 03 001 Pages 2
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Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$27.20
Rev Stamp# 288

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

2/12

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006 G. Stephen Walters FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: G. Stephen Walters, PO Box 230, Winterset, IA 50273, (515) 462-3731
Preparer: G. Stephen Walters, PO Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: James M. Van Rossum and Kathryn Van Rossum, 3356 280th Lane, Truro, IA 50257



WARRANTY DEED - JOINT TENANCY

For the consideration of \$17,500.00 Dollar(s) and other valuable consideration,
Carole Ann Huglin, an unmarried person

do hereby
Convey to James M. Van Rossum and Kathryn Van Rossum, 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:
See 1 in Addendum

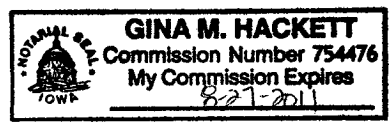
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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: November 3, 2009

Carole Ann Huglin
Carole Ann Huglin (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on November 3, 2009, by Carole Ann Huglin



Gina M. Hackett
, Notary Public

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

Addendum

1. The Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Fractional Quarter (NW Fr. $\frac{1}{4}$) of Section One (1), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.



This Warranty Deed is given in fulfillment of a Real Estate Contract from Billie Dean Huglin and Carole Ann Huglin, Husband and Wife, to James M. Van Rossum and Kathryn Van Rossum, Husband and Wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common, dated November 10, 2003, and recorded November 13, 2003, in Book 2003 on Page 6795 in the Office of the Madison County, Iowa, Recorder.

The real property covered by the above described Real Estate Contract was owned one-half by Billie Dean Huglin and one-half by Carole Ann Huglin, and this Warranty Deed therefore covers Carole Ann Huglin's undivided one-half interest in the real property covered by the Real Estate Contract. A Court Officer Deed is being simultaneously executed by Carole Ann Huglin, as Administrator of the Estate of Billie Dean Huglin, Deceased covering the other undivided one-half interest in this real property.