

Document 2008 1308

Book 2008 Page 1308 Type 03 001 Pages 2

Date 4/25/2008 Time 8:08 AM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$65.60

Rev Stamp# 128

INDX ✓  
ANNO  
SCAN

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

CHEK



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

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

Dean R. Nelson, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

\$41,050.00

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

Charles W. Hochstetler

1477 - 190th Street

Winterset, Iowa 50273

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

Charles W. Hochstetler

1477 - 190th Street

Winterset, Iowa 50273

**Grantors:**

Anna Maude Brown

**Grantees:**

Charles W. Hochstetler

Karen J. Hochstetler

**Legal description:** See Page 2

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

Preparer Information Dean R. Nelson, P.O. Box 370, Earlham, IA 50072 (515) 758-2267  
Individual's Name Street Address City Phone

SPACE ABOVE THIS LINE  
FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of ---Forty-one Thousand Two Hundred Fifty  
Dollar(s) and other valuable consideration,  
ANNA MAUDE BROWN, a single person,

do hereby Convey to  
CHARLES W. HOCHSTETLER and KAREN J. HOCHSTETLER, husband and wife, as joint tenants  
with full rights of survivorship, and not as tenants in common,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described  
real estate in Madison County, Iowa:

The Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$ ), Section Twelve (12), and  
the North Fifteen (N15) acres of the Northwest Quarter of the Northwest Quarter  
(NW $\frac{1}{4}$  NW $\frac{1}{4}$ ) of Section Thirteen (13), all in Township Seventy-six (76) North of Range  
Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a real estate contract dated March 15, 1999,  
and filed of record March 19, 1999, in Book 141, Page 253, in the Office of the  
Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment  
of a recorded real estate contract, it is exempt from 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

Dated: April 19<sup>th</sup>, 1999

MADISON COUNTY, ss:

On this 19<sup>th</sup> day of April  
19 99, before me, the undersigned, a Notary  
Public in and for said State, personally appeared  
Anna Maude Brown

Anna Maude Brown  
(Anna Maude Brown) (Grantor)

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

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

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

to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed.

Dean R. Nelson  
(Dean R. Nelson)

Notary Public

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