

REC \$ 5.00  
AUD \$ 5.00  
R.M.F. \$ 1.00  
5.00

FILED NO. 1227

BOOK 2004 PAGE 1227

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2004 MAR 22 PM 2:48  
(2:48 PM)  
NICKI UTSLER  
RECORDER  
MADISON COUNTY, IOWA

Preparer Information Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267  
Individual's Name Street Address City Phone

Address tax statement: Bobby Joe & Tami Lynn Crase, 507 N. 8th St., Winterset, Iowa 50273 SPACE ABOVE THIS LINE FOR RECORDER



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----One  
Dollar(s) and other valuable consideration,  
DENNIS F. CRASE and CINDY L. CRASE, husband and wife,

do hereby Convey to  
BOBBY JOE F. CRASE and TAMI LYNN CRASE, 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 Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, as shown in Plat of Survey filed in Book 2004, Page 629 on February 11, 2004, in the Office of the Recorder of Madison County, Iowa.

This deed is between parents and child with monetary consideration of less than \$500.00; 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 \_\_\_\_\_, ss:  
MADISON \_\_\_\_\_ COUNTY,

Dated: March 16, 2004

On this 16<sup>th</sup> day of March 2004, before me, the undersigned, a Notary Public in and for said State, personally appeared Dennis F. Crase and Cindy L. Crase

*Dennis F. Crase*  
Dennis F. Crase (Grantor)

*Cindy L. Crase*  
Cindy L. Crase (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.

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

*Anne M. Graham*  
Anne M. Graham  
Notary Public

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

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

