

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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Return Document to: Lisa Hynden Jeanes, 200 West Jefferson, Osceola, IA 50213, Phone: (642) 342-2157
Preparer Information: Lisa Hynden Jeanes, 200 West Jefferson, Osceola, IA 50213, Phone: (642) 342-2157
Address Tax Statement: Adam & Sarah McCuddin, 120 South Railroad, Truro, IA



100.000

WARRANTY DEED

For the consideration of one Dollar(s) and other valuable consideration,
Jeremy Ransom and Brandi Ransom, f/k/a Brandi Abraham, husband and wife

do hereby Convey to
Adam McCuddin and Sarah McCuddin, husband and wife, as joint tenants with full right of survivorship and not as tenants in common

the following described real estate in Madison County, Iowa:



Commencing at a point 60 feet East and 68 feet North of the Southeast corner of Lot Twenty-two (22) in Block Eight (8) of the Original Town of Ego (now Truro), Madison County, Iowa, and running thence East 109½ feet, thence North to the Southerly boundary line of the railroad right-of-way, thence in a Northwesterly direction along said line of said railroad right-of-way to the East line of Rail Road Street in said Town of Truro, thence South to the point of beginning.

TRANSFER TAX \$159.20

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: August 14, 2006

(Grantor)
Jeremy Ransom

(Grantor)
Brandi Ransom, f/k/a Brandi Abraham

(Grantor)

(Grantor)

STATE OF IOWA COUNTY OF CLARKE

This instrument was acknowledged before me on August 14th, 2006, by Jeremy Ransom and Brandi Ransom, f/k/a Brandi Abraham, husband and wife

Lisa Hynden Jeanes, Notary Public

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

