

Document 2007 442

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Rev Transfer Tax \$287.20

Rev Stamp# 38 DOV# 38

LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX ✓

ANNO

SCAN

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

\$180,000.00

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

Thomas L. Smith  
20351 Hwy. 11  
Brookfield, MO 64628

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

Thomas L. Smith  
20351 Hwy. 11  
Brookfield, MO 64628

### Grantors:

Glenna J. Finney  
Morris D. Smith and Dixie Smith  
Thomas L. Smith  
Gertrude E. Smith

### Grantees:

Ronni B. Scott  
O. Kepler Johnson IV

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Eighty Thousand and no/100 (\$180,000.00)  
Dollar(s) and other valuable consideration,  
Glenna J. Finney, a Single Person; Thomas L. Smith and Gertrude E. Smith, Husband and Wife;  
and Morris D. Smith and Dixie Smith, Husband and Wife

do hereby Convey to  
Ronni B. Scott and O. Kepler Johnson IV

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

(Legal description is attached hereto as Exhibit A.)

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: January 26, 2007

This instrument was acknowledged before me on  
January 26, 2007  
by Glenna J. Finney, Morris D. Smith,  
and Dixie Smith

Glenna J. Finney  
Glenna J. Finney (Grantor)

Morris D. Smith Dixie L. Smith  
Morris D. Smith and Dixie Smith (Grantor)

Dean R. Nelson  
DEAN R. NELSON, Notary Public

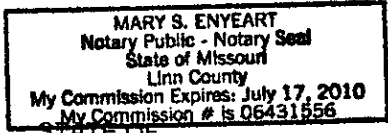
Thomas L. Smith  
Thomas L. Smith (Grantor)

Gertrude E. Smith  
Gertrude E. Smith (Grantor)

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

STATE OF MISSOURI, COUNTY OF LINN

This instrument was acknowledged before me on January 19, 2007, by Thomas L. Smith and Gertrude E. Smith



Mary S. Enyeart, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_, Notary Public

**LEGAL DESCRIPTION**  
**Exhibit A**

Parcel "B" located in the Southwest Quarter (1/4) of Section Fifteen (15), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 12.97 acres, as shown in Plat of Survey filed in Book 2006, Page 5235 on December 19, 2006, in the Office of the Recorder of Madison County, Iowa

