

Document 2007 1378

Book 2007 Page 1378 Type 03 001 Pages 2

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Rev Transfer Tax \$50.40

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LISA SMITH, COUNTY RECORDER

MADISON IOWA

INDY ✓

ANNC ✓

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)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273 (515) 462-4912

Taxpayer Information: (Name and complete address)

Dennis M. and Patricia J. Carpenter
1448 Macksburg Road
Macksburg, Iowa 50155

Return Document To: (Name and complete address)

✓ John E. Casper
P.O. Box 67
Winterset, Iowa 50273

Grantors:

- Hazel E. Pinckney

Grantees:

Dennis M. Carpenter
Patricia J. Carpenter

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of Thirty-Two Thousand and 00/100ths-----(\$32,000.00)
Dollar(s) and other valuable consideration,
HAZEL E. PINCKNEY, a Single Person,

do hereby Convey to
DENNIS M. CARPENTER and PATRICIA J. CARPENTER, 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:

The Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fourteen (14) in Township
Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract dated June 11, 2002, and filed for record with
the Madison County Recorder's Office on June 20, 2002, in Book 2002 at Page 3019.

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: March 30, 2007

This instrument was acknowledged before me on
March 30, 2007
by Hazel E. Pinckney

Hazel E. Pinckney
Hazel E. Pinckney (Grantor)

(Grantor)

Kerri Waller
Notary Public

(Grantor)



(Grantor)

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