

Document 2007 3162

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$212.00  
Rev Stamp# 322 DOV# 336  
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

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

Jason Thomas Fagan  
325 N.W. Lynn Street  
Earlham, Iowa 50072

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

Jason Thomas Fagan  
325 N.W. Lynn Street  
Earlham, Iowa 50072

**Grantors:**

Leon Michael Irving  
Dorthy Rae Irving

**Grantees:**

Jason Thomas Fagan  
Jennifer Reynolds

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Thirty-Three Thousand and 00/100 (\$133,000.00)  
Dollar(s) and other valuable consideration,  
LEON MICHAEL IRVING and DORTHY RAE IRVING, husband and wife

do hereby Convey to  
JASON THOMAS FAGAN and JENNIFER REYNOLDS

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

The South Half (1/2) of Lot Two (2) in Block Nine (9) of Wilson's Addition to the Town of Earlham, Madison  
County, Iowa

That in the chain of title wherever the names Dorothy Rae Irving and Dorothy Ray Irving appear, they refer to  
one and the identical person, namely Dorothy Rae Irving.

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: August 7<sup>th</sup>, 2007

This instrument was acknowledged before me on  
7<sup>th</sup> August, 2007  
by Leon Michael Irving  
Dorthy Rae Irving

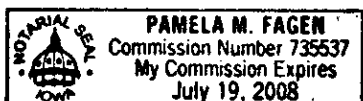
Leon Michael Irving  
Leon Michael Irving (Grantor)

Dorthy Rae Irving  
Dorthy Rae Irving (Grantor)

Pamela M. Fagen  
Notary Public

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

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



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