

Document 2007 3289

Book 2007 Page 3289 Type 03 001 Pages 2

Date 8/24/2007 Time 11:52 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$95.20

Rev Stamp# 335 DOV# 348

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON IOWA

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

\$ 60,000

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

Audie and Kathleen Frazier

3406 48th Street

Des Moines, IA 50310

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

John E. Casper

P.O. Box 67

Winterset, Iowa 50273

**Grantors:**

Lester Floyd Faux

**Grantees:**

Audie Frazier

Kathleen Frazier

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of Sixty Thousand and 00/100ths-----(\$60,000.00)  
Dollar(s) and other valuable consideration,  
LESTER FLOYD FAUX, a Single Person,

do hereby Convey to  
AUDIE FRAZIER and KATHLEEN FRAZIER, 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 "C", located in the South Half (1/2) of the Southeast Quarter (1/4) of Section Fifteen (15),  
Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M. Madison County,  
Iowa, containing 20.000 acres, as shown in Plat of Survey filed in Book 2001, Page 1942 on May 14,  
2001, in the Office of the Recorder of Madison County, Iowa.



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: July 16, 2007

This instrument was acknowledged before me on  
July 16, 2007  
by Lester Floyd Faux

Lester Floyd Faux  
Lester Floyd Faux (Grantor)

(Grantor)

(Grantor)

(Grantor)

Carla J Vasey  
Notary Public  
**CARLA J VASEY**  
Commission Number 196535  
My Commission Expires  
May 20, 2010

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