Document 2007 3684

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LISA SMITH COUNTY RECORDER CHEK

MADISON IOWA



WARRANTY DEED

(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

mc Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731 € 2141,000

Taxpayer Information: (Name and complete address)

Brian P. Hart and Jamie M. Hart, 1419 Badger Creek, Van Meter, IA 50261

Return Document To: (Name and complete address)

Brian P. Hart and Jamie M. Hart, 1419 Badger Creek, Van Meter, IA 50261

Grantors:

Robert W. Warner Madonna K. Warner **Grantees:**

Brian P. Hart Jamie M. Hart

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

Brian P. Hart and Jamie M. Hart Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real state in Madison County, Iowa. Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-five 2:5), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, containing 3:00 acres, as shown in Plat of Survey filed in Book 3, 20 age 78 on August 1, 1997, in the Office of the Recorder of Madison County, Iowa. Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the resestate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the eal estate is free and clear of all liens and encumbrances except as may be above stated, and grantor Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated, and grantor over another of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in an other 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: 9 - 21 - 0 7 Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. And grantor in 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: 9 - 21 - 0 7 Warrant and Madonna K. Warner (Grantor) KIM MOSTEK NOTARY PUBLIC STATE OF COLORADO MY COLUMNICON EXPIRES IMPERMS Notary Public STATE OF COLORADO MY COLUMNICON EXPIRES IMPERMS	For the consideration of <u>\$214</u>	.000 00	Dollar(s) and o	other valuable consideration,
Brian P. Hart and Jamie M. Hart as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real state in Madison County, Iowa: Parcel "N" located in the Northeast Quarter (½) of Section Twenty-five (25), Township Seventy-seven (27) West of the Fifth Principal Meridian, Madison County, lowa. 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 estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the estate is that the estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the estate by title in fee simple; that they have good and lawful authorit	Robert R. Warner and Madonna K	. Warner, Husba		
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Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real sestate in Madison Madison Madison Madison County, Iowa: Parcel "A" located in the Northeast Quarter (½) of the Northeast Quarter (½) of Section Twenty-five 25), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 78 on August 1, 1997, in the Office of the Recorder of Madison County, Iowa. Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the reservate by title in fee simple, that they have good and lawful authority to sell and convey the real estate; that the eal estate is free and clear of all liens and encumbrances except as may be above stated, and grantor 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 an on 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: 9-21-07 Madonna K. Warner (Grantor) Grantor Grantor KIM MOSTEK NOTARY PUBLIC STATE OF COLORADO MY COLURCION EXPIRES MINIONE NOTARY PUBLIC STATE OF COLORADO MY COLURCION EXPIRES MINIONE NOTARY PUBLIC STATE OF COLORADO MY COLURCION EXPIRES MINIONE NOTARY PUBLIC STATE OF COLORADO MY COLURCION EXPIRES MINIONE NOTARY PUBLIC STATE OF COLORADO MY COLURCION EXPIRES MINIONE NOTARY PUBLIC STATE OF COLORADO MY COLURCION EXPIRES MINIONE NOTARY PUBLIC STATE OF COLORADO MY COLURCION EXPIRES MINIONE NOTARY PUBLIC STATE OF COLORADO	Brian P. Hart and Jamie M. Hart			
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