

Document 2007 3684

Book 2007 Page 3684 Type 03 001 Pages 2  
Date 10/01/2007 Time 3:28 PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$341.60  
Rev Stamp# 379 DOV# 392  
LISA SMITH, COUNTY RECORDER  
MADISON IOWA

INDX  
ANNO  
SCAN  
CHEK



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION  
Official Form #103

Recorder's Cover Sheet

*mcb* **Preparer Information:** (Name, address and phone number)

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

# 214,000

**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

For the consideration of \$214,000.00 Dollar(s) and other valuable consideration,  
Robert R. Warner and Madonna K. Warner, Husband and Wife

do hereby Convey to  
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 estate in Madison County, Iowa:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) 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 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.

Dated: 9-21-07

Robert R. Warner  
Robert W. Warner (Grantor)

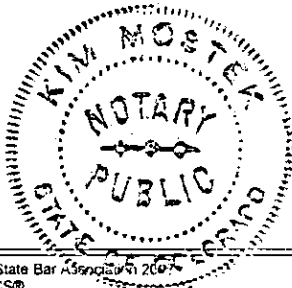
Madonna K. Warner  
Madonna K. Warner (Grantor)

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

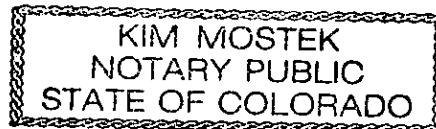
\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 9-21-07, by Robert R. Warner and Madonna K. Warner



Kim Mostek  
Notary Public



MY COMMISSION EXPIRES 11/16/2008