

Document 2010 96

Book 2010 Page 96 Type 03 001 Pages 2 Date 1/13/2010 Time 3:39 PM Rec Amt \$14.00 Aud Amt \$5.00 Rev Transfer Tax \$28.00 Rev Stamp# 357 DOV# 381

INDX V **ANNO SCAN**

CHEK

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 East Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Roger P. and Lyndsay M. Cannoy, 115 East Turner Street, Truro, Iowa 50257

Return Document To: (Name and complete address)

John E. Casper, 223 East Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Grantors:

Richard C. Burhans Carla Burhans

Grantees:

Roger P. Cannoy Lyndsay M. Cannoy

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that eal estate is free and clear of all liens and encumbrances except as may be above stated; and grantors to the real estate. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in to the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in singular or plural number, and as masculine or feminine gender, according to the context. Dated: Carla Burhans (Grantor) County, lowa: Carla Burhan County, lowa: County, lowa: County, lowa: County, lowa: Carla Burhan County, lowa: Carla Burhan County, lowa: County, lowa: County, lowa: County, lowa: County, lowa: Carla Burhan Carla Burhan (Grantor)	Richard C. Burhans and Carla			do	o hereby Convey to
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the state by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that all estate is free and clear of all liens and encumbrances except as may be above stated; and grantore and to Warrant and Defend the real estate against the lawful claims of all persons except as may be at ated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in ingular or plural number, and as masculine or feminine gender, according to the context. Dated: Grantor) (Grantor) (All DISON (Grantor) (Grantor)	Roger .P. Cannoy and Lyndsa	ıy Μ. Cannoy, Ηι	isband and Wife		
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that all estate is free and clear of all liens and encumbrances except as may be above stated; and grantorenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be at sted. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in agular or plural number, and as masculine or feminine gender, according to the context. Dated: Grantor) Grantor ATE OF IOWA COUNTY OF MADISON is instrument was acknowledged before me on January 12, 2010 by Richard C.					as
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that all estate is free and clear of all liens and encumbrances except as may be above stated; and grantory ovenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated; and grantated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in rigular or plural number, and as masculine or feminine gender, according to the context. Dated: Dated: Dated: Dated: Carla Burhans (Grantor) (Grantor) (Grantor) TATE OF IOWA COUNTY OF MADISON is instrument was acknowledged before me on January 12, 2010, by Richard C.				n, the following o	described real
tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that all estate is free and clear of all liens and encumbrances except as may be above stated; and grar ovenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be at ated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in an including acknowledgment number, and as masculine or feminine gender, according to the context. Dated: Dated: Jan 12 Join	ot Twenty-four (24) of Burhans	s West Addition, (City of Truro, Ma	adison County	ı, Iowa.
tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that all estate is free and clear of all liens and encumbrances except as may be above stated; and grar ovenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be at ated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in a negular or plural number, and as masculine or feminine gender, according to the context. Dated: Dated: Jan 12 Join					
tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that all estate is free and clear of all liens and encumbrances except as may be above stated; and grar evenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be at ated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in ingular or plural number, and as masculine or feminine gender, according to the context. Dated: Dated: Jan 12, 2010					
tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that all estate is free and clear of all liens and encumbrances except as may be above stated; and grar evenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above at a may be at a ted. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in ingular or plural number, and as masculine or feminine gender, according to the context. Dated: Dated: Oracle Burhans (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) ATE OF IOWA is instrument was acknowledged before me on January 12, 2010, by Richard C.					
tate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that all estate is free and clear of all liens and encumbrances except as may be above stated; and grar ovenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be at ated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in the real estate. Words and phrases herein, including acknowledgment hereof, shall be construed as in a negular or plural number, and as masculine or feminine gender, according to the context. Dated: Dated: Jan 12 Join		·			
(Grantor) Carla Burhans (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor)	tate by title in fee simple; that they all estate is free and clear of all by by the state is free and Defend the ated. Each of the undersigned here the real estate. Words and phras	have good and law liens and encumbra real estate against to by relinquishes all rig es herein, including	ful authority to sell ances except as median he lawful claims of a ghts of dower, home acknowledgment hender, according to	and convey the lay be above so all persons exce estead and distribute the context.	real estate; that the tated; and grantors pt as may be above ibutive share in and
(Grantor) (Gra TATE OF IOWA , COUNTY OF MADISON his instrument was acknowledged before me on January 12, 2010 , by Richard C.	Riled Bu	lu	Date.	fac L	Julan.
TATE OF IOWA, COUNTY OF MADISON, is instrument was acknowledged before me on January 12, 2010, by Richard C.	Richard C. Burhans	(Grantor)	Carla Bu	irhans	(Grantor
nis instrument was acknowledged before me on <u>January 12, 2010</u> , by <u>Richard C.</u>		(Grantor)			(Grantor
his instrument was acknowledged before me on <u>January 12, 2010</u> , by <u>Richard C.</u>			DICON		
urhans and Carla Burhans Abbou Meas a Chrometiged before the on					y Dichard C
Apple Measo		elore me on <u>s</u>	anuary 12,	<u> 2010 , b</u>	y <u>Itichard C.</u>
			Ah	La M	0050
ABBEY MEASE , Notary Pi	ABREY MEASE	 1	<u>1 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1</u>	Jen 1.1	, Notary Public