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Book 2010 Page 477 Type 03 001 Pages 2

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Julene and James McNeal  
445 N.W. Third Street  
Earlham, Iowa 50072

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Paul C. Mutchler  
Beth L. Mutchler

**Grantees:**

Julene Mutchler-McNeal  
James McNeal

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100ths  
Dollar(s) and other valuable consideration,  
PAUL C. MUTCHLER and BETH L. MUTCHLER, husband and wife,

do hereby Convey to  
JULENE MUTCHLER-McNEAL and JAMES McNEAL, wife and husband,

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

Lots Eight (8) and Nine (9) of Hawkins and Barnett's Subdivision of Lots Four (4) and Five (5) in Block Four  
(4) of the Original Town of Earlham, Madison County, Iowa.

This is a transfer between parent and child for the private partition of property and monetary consideration of  
less than \$500; therefor, this transfer is exempt from the Iowa real estate transfer tax and declaration of value  
and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of 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: March 5, 2010

This instrument was acknowledged before me on  
March 5, 2010  
by Paul C. Mutchler and Beth L. Mutchler

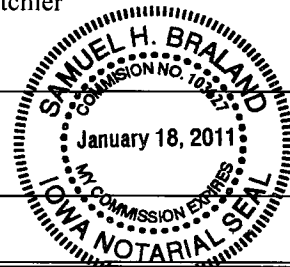
Paul C. Mutchler  
Paul C. Mutchler (Grantor)

Beth L. Mutchler  
Beth L. Mutchler (Grantor)

Samuel H. Braland  
Samuel H. Braland, Notary Public

Samuel H. Braland  
(Grantor)

Samuel H. Braland  
(Grantor)



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