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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$225.60

Rev Stamp# 465 DOV# 513

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



**WARRANTY DEED**

**(Joint Tenancy)**

THE IOWA STATE BAR ASSOCIATION  
Official Form #103

**Recorder's Cover Sheet**

*# 141,500.00*  
**Preparer Information:** (Name, address and phone number)

Aaron M. Hubbard, 9902 Swanson Blvd., Clive, IA 50325, Phone: (515) 255-8750

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

Timothy W. Feltner and Andrea G. Feltner, 240 Cherry Avenue, N.E., Earlham, Iowa

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

Aaron M. Hubbard, 9902 Swanson Blvd., Clive, IA 50325, Phone: (515) 255-8750

**Grantors:**

Thomas R. Abrams

**Grantees:**

Timothy W. Feltner

Andrea G. Feltner

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,  
Thomas R. Abrams, single

Timothy W. Feltner and Andrea G. Feltner, husband and wife do hereby Convey to

Timothy W. Feltner and Andrea G. Feltner, 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:

Lots Nine (9) and Ten (10) in Block One (1) of Joseph L. Ledlie's Addition to the Town of Earlham,  
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: 5/28/10

Thomas R. Abrams  
Thomas R. Abrams (Grantor)

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

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

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

STATE OF Iowa, COUNTY OF Polk  
This instrument was acknowledged before me on 5/28/10, by  
Thomas R. Abrams, single

[Signature]  
, Notary Public

