



Document 2010 1408

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$128.80

Rev Stamp# 476 DOV# 527

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

\$81,000

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273,
Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Charles F. Tibben and Kimberly D. Tibben, 2256 Bevington-Park Road, St. Charles,
IA 50240

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone:
(515) 462-4912

Grantors:

David Richards
Tena Richards

Grantees:

Charles F. Tibben
Kimberly D. Tibben

Legal description: See Page 2

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



WARRANTY DEED - JOINT TENANCY

For the consideration of \$81,000.00 Dollar(s) and other valuable consideration,
David Richards and Tena Richards, Husband and Wife,

do hereby Convey to
Charles F. Tibben and Kimberly D. Tibben, 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 County, Iowa:

The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section One (1) in Township Seventy - five
(75) North, Range Twenty - six (26) West of the 5th P.M., Madison County, Iowa, EXCEPT the South
7 feet thereof, AND EXCEPT Parcel "E" located in said Northwest Quarter (1/4) of the Southwest
Quarter (1/4), containing 20.0 acres, as shown in Plat of Survey filed in Book 2009, Page 152 on
January 21, 2009, 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.

[Signature]
David Richards (Grantor)

Dated: June 18, 2010
[Signature]
Tena Richards (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on June 18, 2010, by David
Richards and Tena Richards

[Signature]
Notary Public

