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Date 6/21/2010 Time 9:02 AM

Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$18.40

Rev Stamp# 477 DOV# 528

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**

**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)

Michael J. Von Ruden and Sandra S. Von Ruden, 511 Lakeview Drive, Van Meter, IA 50261

✓ **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:**

G. Grace Reed

**Grantees:**

Michael J. Von Ruden  
Sandra S. Von Ruden

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$12,000.00 Dollar(s) and other valuable consideration,  
G. Grace Reed, a single person

do hereby Convey to  
Michael I. Von Ruden and Sandra S. Von Ruden, 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:

Lot Two (2) of Reed's Subdivision in the East Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty - two (32), Township Seventy - seven (77) North, Range Twenty - seven (27) West of the 5th P.M., 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: June 17, 2010

G. Grace Reed  
G. Grace Reed (Grantor)

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

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 17, 2010, by G. Grace Reed

Cheyenne Johnston  
Notary Public

