

Document 2009 767

Book 2009 Page 767 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$191.20

Rev Stamp# 52

LISA SMITH, COUNTY RECORDER  
MADISON 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, Iowa 50273

Phone: (515) 462-4912

\$ 120,000.00

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

Denis Marchand and Christine E. T. Marchand, 3326 135th Lane, Cumming, Iowa  
50061

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

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

Phone: (515) 462-4912

**Grantors:**

John W. Bontrager

Mary C. Bontrager

**Grantees:**

Denis Marchand

Christine E. T. Marchand

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Twenty Thousand Dollar(s) and other valuable consideration,  
John W. Bontrager and Mary C. Bontrager, Husband and Wife,

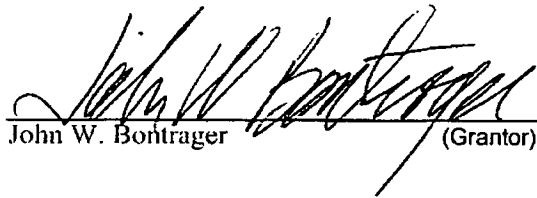
do hereby Convey to  
Denis Marchand and Christine E. T. Marchand, Husband and Wife,

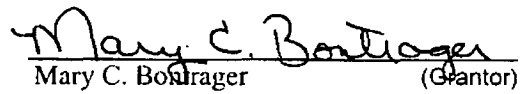
as  
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real  
estate in Madison County, Iowa:

Lots Eleven (11) and Twelve (12) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest  
Quarter (1/4), South Half (1/2) of the Northeast Quarter (1/4), Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the  
North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range  
Twenty-six (26) West of the 5th P.M., Madison County, Iowa as amended by the Corrected Subdivision Plat of Lots Eleven  
(11) and Twelve (12) of Polo Pointe Plat No. 2., dated March 30, 2004, and filed for record on April 15, 2004 in the  
Madison County Recorder's Office in Book 2004 at Page 1633.

This deed is in fulfillment of the Real Estate Contract dated May 6, 2004 and filed for record with the Madison County  
Recorder's Office on May 12, 2004 in Book 2004 at Page 2185 and the First Amendment To Real Estate Contract dated  
April 20, 2007 and filed for record with the Madison County Recorder's Office on May 3, 2007 in Book 2007 at Page 1813.

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.

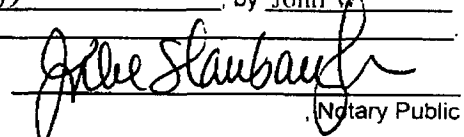
  
John W. Bontrager (Grantor)

Dated: March 16 2009  
  
Mary C. Bontrager (Grantor)

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

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

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on March 16 2009, by John W.  
Bontrager and Mary C. Bontrager, Husband and Wife.

  
Notary Public

