

Document 2009 1126

Book 2009 Page 1126 Type 03 001 Pages 3

Date 4/16/2009 Time 3:34 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 81 DOV# 84

LISA SMITH, COUNTY RECORDER
MADISON IOWA

INDX ✓

ANNO

SCAN

CHEK

WARRANTY DEED

(Recorder's Cover Sheet)

MCA

Preparer Information: (name, address and phone number)

Frank (II) and Holly M. Arciniega
535 South 6th Street
Osage, Iowa 50461
641-832-2410
\$ 25,000.00

Taxpayer Information: (name and complete address)

Gary W. and Pamela J. Coffman
1707 105th Street
Earlham, Iowa 50072
515-238-3806

Return Document To: (name and complete address)

Gary W. and Pamela J. Coffman
1707 105th Street
Earlham, Iowa 50072

Grantors: Frank Arciniega II and Holly M. Arciniega

Grantees: Gary W. Coffman and Pamela J. Coffman

Legal Description:

The South 137 feet of the West 116.82 feet of Lot Four (4), in Block Nine (9) of Wilson's Addition to the Town of Earlham, Madison County, Iowa,

Prepared by: **Frank and Holly Arciniega**

Address tax statement to:

WARRANTY DEED
(Husband and Wife to Husband and Wife)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Frank Arciniega II and Holly M. Arciniega**, Husband and Wife, hereinafter referred to as "Grantors", do hereby sell, convey, and quitclaim unto **Gary W. Coffman and Pamela J. Coffman**, Husband and Wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Madison, State of Iowa, to-wit:

565 Northwest 2nd Street

Legal Description: South 137 feet of the West 116.82 feet of lot 4 in block 9 of Wilson's Addition to the town of Earlham in Madison County Iowa.



LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

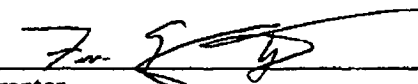
The property herein conveyed is not a part of the homestead of Grantors, or is part of the homestead of Grantors and if Grantors are married, the conveyance is joined by both Husband and Wife.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

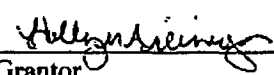
EACH of the undersigned hereby relinquishes all rights of dower, homestead, and distributive share in and to the real estate.

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.

WITNESS Grantor(s) hand(s) this the 13th day of April, 2009.



Grantor
Frank Arciniega II



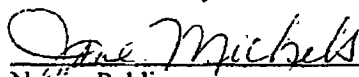
Grantor
Holly M. Arciniega

STATE OF IOWA

COUNTY OF MITCHELL

On this 13th day of April, 2009, before me, a Notary Public, personally appeared Frank and Holly M. Arciniega, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.





Notary Public
Print Name: Jane Michels

(Seal, if any)

My commission expires:

8-21-10