



Document 2010 2585

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Rec Amt \$14.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 572 DOV# 644

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

\$75,000

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)

M. Randall Townsend and Kimberly R. Townsend, 1405 W. Court, Winterset, IA 50273

✓ **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:

Stephen Joseph Chandler
Garnalee Chandler

Grantees:

M. Randall Townsend
Kimberly R. Townsend

Legal description: See Page 2

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



WARRANTY DEED - JOINT TENANCY

For the consideration of \$75,000.00 Dollar(s) and other valuable consideration,
Stephen Joseph Chandler and Garnalee Chandler, Husband and Wife,

do hereby Convey to
M. Randall Townsend and Kimberly R. Townsend, 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:

The West Half (1/2) of the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Thirty (30),
Township Seventy-five (75) 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: October 7, 2010

Stephen Joseph Chandler
Stephen Joseph Chandler (Grantor)

Garnalee Chandler
Garnalee Chandler (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA _____, COUNTY OF MADISON

This instrument was acknowledged before me on October 7, 2010, by Stephen Joseph Chandler and Garnalee Chandler

Carla J. Vasey
, Notary Public

