



Document 2011 825

Book 2011 Page 825 Type 03 001 Pages 2

Date 3/31/2011 Time 10:56 AM

Rec Amt \$14.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



# WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Scott D. Jones and Heather J. McLaughlin  
535 N.W. 4th Street  
Earlham, Iowa 50072

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Scott D. Jones

**Grantees:**

Scott D. Jones  
Heather J. McLaughlin

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



# WARRANTY DEED - JOINT TENANCY

For the consideration of One and no hundredths (\$1.00)  
Dollar(s) and other valuable consideration,  
SCOTT D. JONES, a single person,

do hereby Convey to  
SCOTT D. JONES and HEATHER J. McLAUGHLIN

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

A tract of real estate described as commencing at a point 200.5 feet East of the Southwest corner of Lot Four (4) in Block Seven (7) of CHRISTOPHER WILSON'S ADDITION to the Town of Earlham, Madison County, Iowa, thence East 65.5 feet, thence North 1 chain and 90 links, thence East .23 of a foot, thence North 12 feet, thence West 65.5 feet, thence South 12 feet, thence West .23 of a foot, thence South 1 chain and 90 links to the point of beginning.

Monetary consideration is less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of Iowa.

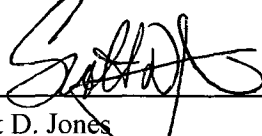
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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.

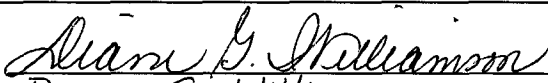
STATE OF IOWA,  
COUNTY OF MADISON

Dated: March 25, 2011

This instrument was acknowledged before me on  
March 25, 2011  
by Scott D. Jones

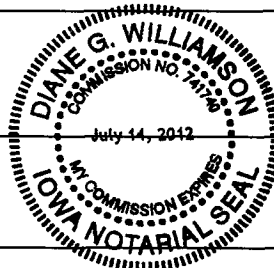
  
\_\_\_\_\_  
Scott D. Jones (Grantor)

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

  
Diane G. Williamson Notary Public

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

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



(This form of acknowledgment for individual grantor(s) only)