



Document 2011 1103

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Date 5/03/2011 Time 2:21 PM  
Rec Amt \$9.00 Aud Amt \$10.00  
Rev Transfer Tax \$519.20  
Rev Stamp# 125 DOV# 134  
LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

Return to RE/MAX Real Estate Group, 6600 University Ave., Des Moines, IA 50324

Preparer Information Larry L. Tuel #005633, 6600 University Ave., Des Moines, IA 50324-1639, (515) 271-7766

Individual's Name Street Address City Phone

\$ 325,000.00

Tax Statement to: Alan J. & Sonya J. Coobs - 1048 Terrace Ct., Van Meter, IA 50261

WARRANTY DEED -JOINT TENANCY

For the consideration of One & 00/100 Dollar and other valuable consideration, Claire L. Moxon, a single person, does hereby convey to Alan J. Coobs and Sonya J. Coobs, 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:

Lot One (1) of BLUEBIRD ESTATES SUBDIVISION, located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) and in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Five (5) and in Government Lots Four (4) and Seven (7) in Section Six (6), all in Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa.



Property Address: 1048 Terrace Ct., Van Meter, 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: April 1, 2011

Claire L. Moxon  
Claire L. Moxon (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

On this 1st day of April, 2010, before me, the undersigned, a Notary Public in and for said State, personally appeared Claire L. Moxon, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.

[Signature]  
Notary Public



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