



Document 2011 1237

Book 2011 Page 1237 Type 03 001 Pages 2
Date 5/17/2011 Time 11:05 AM
Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$183.20
Rev Stamp# 141 DOV# 150
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Jerrold B. Oliver
FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

Return To: Andrew R. Roby and Sarah A. Roby, 8701 Overlook Ct., Johnston, IA 50131
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Andrew R. Roby and Sarah A. Roby, 8701 Overlook Ct., Johnston, IA 50131



WARRANTY DEED - JOINT TENANCY

For the consideration of \$115,000.00 Dollar(s) and other valuable consideration,
Carrie Miller, Single

do hereby

Convey to Andrew P. Roby and Sarah A. Roby

as Joint

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

See 1 in Addendum

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: 5/13/11

Carrie Miller (Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on May 13, 2011, by Carrie Miller

Lawrence C Watts
Notarial Seal - Iowa
Commission No. 702488
My Commission Expires 3/29/12

Lawrence C Watts, Notary Public

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

6W#2

Addendum

1. Parcel "E" located in the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty-three (23), in Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 16.647 acres, as shown in Plat of Survey filed in Book 2, Page 702 on July 9, 1996, in the Office of the Recorder of Madison County, Iowa

