



Document 2011 1365

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Date 5/27/2011 Time 12:24 PM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$150.40
Rev Stamp# 152 DOV# 162
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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CHEK

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Shaun Sanson and Tanya Comer-Sanson, 614 W Summit St., Winterset, IA 50273
Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Shaun Sanson and Tanya Comer-Sanson, 614 W Summit St., Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of \$94,500.00 Dollar(s) and other valuable consideration,
James C. Eller, Single

do hereby
Convey to Shaun Sanson and Tanya Comer-Sanson

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

The East Half (1/2) of the West Half (1/2) of Lot One (1) of Hutchings Addition to the City of Winterset,
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: 5-24-11

James C. Eller
James C. Eller (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on _____, by James C. Eller

Jennifer Stover
, Notary Public



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