



Document 2011 1408

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Rec Amt \$14.00 Aud Amt \$5.00
Rev Transfer Tax \$407.20
Rev Stamp# 158 DOV# 167

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ANNO
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CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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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: Covered Bridge Realty, 104 North 1st Ave., Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Colt Stephens and Angela K. Stephens, 1965 Nature Trail, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of \$255,000.00 Dollar(s) and other valuable consideration,
Randall K. Molln and Beth Anne Molln, Husband and Wife

do hereby
Convey to Colt Stephens and Angela K. Stephens

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

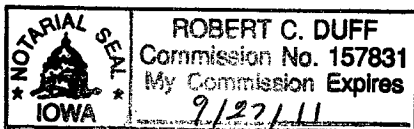
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

Randall K Molln
Randall K. Molln (Grantor)

Dated: 5/27/11
Beth Anne Molln
Beth Anne Molln (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 5/27/11, by Randall K. Molln and Beth Anne Molln



Robert C Duff, Notary Public

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

Addendum

1. Parcel "D" located in the Southeast Quarter ($\frac{1}{4}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.010 acres, as shown in Plat of Survey filed in Book 3, Page 327 on September 25, 1998, in the Office of the Recorder of Madison County, Iowa