



Document 2012 479

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Date 2/16/2012 Time 10:06 AM

Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

Return To: Adam Doll, 1009 Main Street, Adel, IA 50009, (515) 993-4545
Preparer: Adam Doll, 1009 Main Street, Adel, IA 50009, (515) 993-4545
Taxpayer: John L. & Linda K. Hanrahan, 1818 Windwood Trail, Prole, IA 50229-8527

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, John L. Hanrahan & Linda K. Hanrahan, husband and wife, do hereby Convey to John L. Hanrahan & Linda K. Hanrahan, 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:

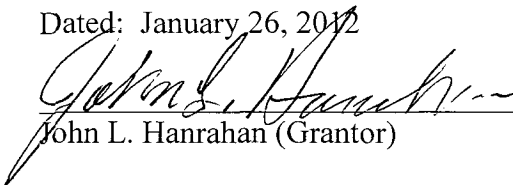
The Northwest Fractional Quarter of the Northwest Quarter (NW FRL ¼ NW ¼)
Section 13, Township 76 North, Range 26 West of the 5th P.M., Madison County,
Iowa.


*There is no transfer tax pursuant to Iowa Code Section 428A.2(11) as the deed is between husband and wife without actual consideration.

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.

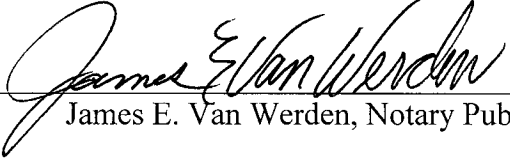
Dated: January 26, 2012


John L. Hanrahan (Grantor)


Linda K. Hanrahan (Grantor)

STATE OF IOWA, COUNTY OF DALLAS

This instrument was acknowledged before me on January 26, 2012, by John L. Hanrahan and
Linda K. Hanrahan


James E. Van Werden, Notary Public