



Document 2012 496

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INDX ✓
ANNO ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dean R. Nelson
115 E. First Street, P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Bruce W. Koboldt
1162 Fawn Avenue
Earlham, Iowa 50072

✓ **Return Document To:** (Name and complete address)

Bruce W. Koboldt
1162 Fawn Avenue
Earlham, Iowa 50072

Grantors:

Rita M. Disbrow
Michael S. Disbrow
Larry L. Gilbert
Helen Gilbert

Grantees:

Bruce W. Koboldt
Mary L. Koboldt

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Sixty Thousand (\$160,000.00) Dollar(s) and other valuable consideration, Rita M. Disbrow and Michael S. Disbrow, Wife and Husband; Larry L. Gilbert and Helen Gilbert, Husband and Wife do hereby Convey to Bruce W. Koboldt and Mary L. Koboldt, 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 Northeast Quarter (NE¼) of the Southeast Quarter (SE¼) of Section Eleven (11) and the West One-half (W½) of the Southwest Quarter (SW¼) of Section Twelve (12) all in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This deed is given in fulfillment of a real estate contract recorded in the Office of the Madison County Recorder on January 15, 1985 in Book 118, Page 385. Since this deed is given in fulfillment of a recorded real estate contract, this transfer is exempt from declaration of value and groundwater hazard statement filing requirements.

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: November 5, 2011

Rita M. Disbrow
Rita M. Disbrow (Grantor)
Michael S. Disbrow
Michael S. Disbrow (Grantor)

Larry L. Gilbert
Larry L. Gilbert (Grantor)
Helen Gilbert
Helen Gilbert (Grantor)



STATE OF OHIO, COUNTY OF LICKING

This instrument was acknowledged before me on November 5, 2011, by Rita M. Disbrow and Michael S. Disbrow

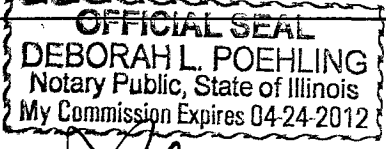
Susan M. Farthing
Notary Public



SUSAN FARTHING
Notary Public, State of Ohio
My Comm. Expires 11-5-2014

STATE OF ILLINOIS, COUNTY OF Madison

This instrument was acknowledged before me on January Feb 13, 2012, by Larry L. Gilbert and Helen Gilbert



Deborah L. Poehling, Notary Public

STATE OF Ill., COUNTY OF Madison

This instrument was acknowledged before me on Feb 13, 2012, by Larry L. Gilbert and Helen Gilbert

Deborah L. Poehling, Notary Public

STATE OF Ill., COUNTY OF Madison

This instrument was acknowledged before me on Feb 13, 2012, by Larry L. Gilbert and Helen Gilbert

Deborah L. Poehling, Notary Public

STATE OF _____, COUNTY OF _____
This instrument was acknowledged before me on _____, _____, by _____

_____, Notary Public