



Document 2012 631

Book 2012 Page 631 Type 03 001 Pages 1
Date 3/02/2012 Time 2:02 PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$79.20
Rev Stamp# 54 DOV# 55
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX ✓
ANNO
SCAN
CHEK

Return to Re/Max Real Estate Group, 6600 University, Des Moines, IA 50324

Preparer

Information Larry L. Tuel #005633, 6600 University, Suite 132, Des Moines, IA 50324-1639, (515) 271-7766

Individual's Name Street Address City Phone

\$ 50,000.00

Tax Statement to: Donald & Judy Huntrods - 2392 Vintage Lane, St. Charles, IA 50240

WARRANTY DEED -JOINT TENANCY

For the consideration of One & 00/100 Dollar and other valuable consideration, Brien S. Deverick and Karen J. Deverick, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, do hereby convey to Donald Huntrods and Judy Huntrods, 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:

Parcel "A", located in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 5.00 acres, as shown in Amended Plat of Survey filed in Book 3, Page 399 on February 26, 1999 in the Office of the Recorder of Madison County, Iowa.



Property Address: 2367 Vintage Lane, St. Charles, IA 50240

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: 2-28-12

Brien S. Deverick
Brien S. Deverick (Grantor)

Karen J. Deverick
Karen J. Deverick (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

On this 28th day of February, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Brien S. Deverick and Karen J. Deverick, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]
Notary Public

