



Document 2012 672

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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)

Samuel H. Braland
115 E. First Street
P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Jimmie R. and Linda M. Smith
1786 Elmwood Avenue
Earlham, Iowa 50072

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

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Margaret Sue Wallace

Grantees:

Jimmie R. Smith
Linda M. Smith

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$137,500.00 & no/100ths----- Dollar(s) and other valuable consideration,
MARGARET SUE WALLACE, a single person,

do hereby Convey to
JIMMIE R. SMITH and LINDA M. SMITH, 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 Quarter (1/4) and the West Half (1/2) of the Northeast Quarter (1/4) and the West Half (1/2) of the
Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Fourteen (14), in Township Seventy-six (76) ✓
North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Commencing at the
Northwest Corner of Section Fourteen (14), in Township Seventy-six (76) North, Range Twenty-nine (29) West
of the 5th P.M., Madison County, Iowa, running thence South 240.1 feet along the section line, thence South
89°50' East 1,171 feet, thence North 01°21' West 248.7 feet, thence South 89°45' West 1,165.1 feet along the
section line to the point of beginning, containing 6.55 Acres including 1.04 Acres of county road right-of-way.

This deed is given in fulfillment of a real estate contract recorded in Book 128, Page 600, in the Office of the
Recorder of Madison County, Iowa. 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: February 22, 2012

Margaret Sue Wallace
Margaret Sue Wallace (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF LINN

This instrument was acknowledged before me on February 22, 2012, by Margaret Sue
Wallace

Tamara J. Strand
Notary Public

