



Document 2012 779

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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: Timothy J. Armstrong and Teresa L. Armstrong, 2807 120th St., Van Meter, IA 50261

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

Taxpayer: Timothy J. Armstrong and Teresa L. Armstrong, 2807 120th St., Van Meter, IA 50261



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 Dollar(s) and other valuable consideration,
Eugene Armstrong and Eloise Armstrong, Husband and Wife

do hereby

Convey to Timothy J. Armstrong and Teresa L. Armstrong

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

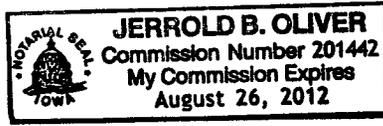
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated;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

Dated: March 16, 2012

X Eugene Armstrong
Eugene Armstrong (Grantor)

X Eloise Armstrong
Eloise Armstrong (Grantor)

STATE OF IOWA, COUNTY OF Madison
This instrument was acknowledged before me on March 16, 2012 by Eugene Armstrong and Eloise Armstrong



Jerrold B. Oliver, Notary Public

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

Addendum

1. Parcel "A" in Government Lot 4, Section 7, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa as shown in the Plat of Survey recorded in Book 2012, Page 645 of the Recorder's Office of Madison County, Iowa.

The consideration for this deed is less than \$500.00. Therefore, no Declaration of Value or Ground Water Statement is required.