



Document 2012 1505

Book 2012 Page 1505 Type 03 001 Pages 2
Date 5/22/2012 Time 12:41 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$431.20
Rev Stamp# 156 DOV# 161

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$269,900

WARRANTY DEED
(Joint Tenancy)
THE IOWA STATE BAR ASSOCIATION
Official Form #103
Recorder's Cover Sheet

41057 Reg LSB

Preparer Information: (Name, address and phone number)

Jason Springer, 3111 Douglas Ave, Des Moines, IA 50310, Phone: (515) 255-4500

Taxpayer Information: (Name and complete address)

Henry Miller, 3209 86th St., Apt. 225, Urbandale, IA 50322

Return Document To: (Name and complete address)

Henry Miller, 3209 86th St., Apt. 225, Urbandale, IA 50322

Grantors:

Eddie Abbott
Danielle J. Abbott
Shanda J. Harder/Abbott

Grantees:

Henry Miller
Rebecca L. Miller

Legal description: See Page 2

Document or instrument number of previously recorded documents:

818



WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration,
Eddie Abbott and Danielle J. Abbott, husband and wife, and Shanda J. Harder f/k/a Shanda Abbott, a
single person. do hereby Convey to
Henry Miller and Rebecca L. Miller, 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 "G" being a part of Parcel "A", located in the Fractional Northwest Quarter (1/4) of the
Northwest Quarter (1/4) of Section Two (2), Township seventy-six (76) North, Range Twenty-seven
(27) West of the 5th P.M., Madison County, Iowa, containing 8.750 acres, as shown in Plat of Survey
filed in Book 2001, Page 3163 on July 20, 2001, in the Office of the Recorder of Madison County,
Iowa, and amended in Plat of Survey filed in Book 2003, Page 6920 on November 9, 2003, in the
Office of the Recorder of Madison County, Iowa.



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: May 11, 2012

Eddie Abbott
Eddie Abbott (Grantor)

Danielle J. Abbott
Danielle J. Abbott (Grantor)

Shanda J. Harder/Abbott
Shanda J. Harder/Abbott (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on May 11, 2012, by Eddie Abbott
and Danielle J. Abbott, husband and wife, and Shanda J. Harder f/k/a Shanda Abbott, a single person.

Janet K. Sponsler
, Notary Public

