



Document 2012 1521

Book 2012 Page 1521 Type 03 001 Pages 3

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$359.20

Rev Stamp# 158 DOV# 164

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

### WARRANTY DEED JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

**\$ 224,725.00**

**Preparer Information:** (name, address and phone number)

Charles W. Hendricks, 1701 48th St., Ste. 290, West Des Moines, IA 50266, Phone: (515) 440-1782

**Taxpayer Information:** (name and complete address)

Aaron Finch; 1350 Osage Street, Creston, IA 50801

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

Aaron Finch; 1350 Osage Street, Creston, IA 50801

**Grantors:**

Randall Ingram and Sheryl Phillips Barnes

**Grantees:**

Aaron Finch and Loretta L. Harvey

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** Power of Attorney, filed Book 2012 Page 1302

Charles W. Hendricks

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One Dollar (\$1.00) Dollar(s) and other valuable consideration, Randall Ingram, a single person and Sheryl Phillips Barnes a/k/a Sheryll Phillips, a single person do hereby Convey to Aaron Finch and Loretta L. Harvey, 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 Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Ten (10), EXCEPT Parcel "D" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), containing 15.524 acres, as shown in Plat of Survey filed in Book 2002, Page 5916 on December 4, 2002, in the Office of the Recorder of Madison County, Iowa, AND EXCEPT Parcel "E" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Ten (10), containing 3.013 acres, as shown in Plat of Survey filed in Book 2005, Page 2003 on May 4, 2005, in the Office of the Recorder of Madison County, Iowa AND the North Half (1/2) of the Northwest Quarter (1/4) of Section Fifteen (15), EXCEPT the following described tract of land, to-wit: Commencing at the Southwest corner of said North Half (1/2) of the Northwest Quarter (1/4) and running thence North 13 rods, thence East 12 4/13 rods, thence South 1 4/9 rods, thence East 27 9/13 rods, thence South 11 5/9 rods to the South line of said 80-acre tract, thence West 40 rods to the place of beginning, in said Section Fifteen (15), AND EXCEPT a tract of land in the Northwest Quarter (1/4) of the Northwest Quarter (1/4) of said Section Fifteen (15), containing 9.01 acres, as shown in Plat of Survey filed in Book 2, Page 68 on April 6, 1987, in the Office of the Recorder of Madison County, Iowa, ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., 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: 5/22/12

Randall P Ingram

Randall Ingram (Grantor)

Sheryl Phillips Barnes by POA Randall P Ingram

Sheryl Phillips Barnes (Grantor)

a/k/a Sheryll Phillips

STATE OF IOWA, COUNTY OF Warren

This instrument was acknowledged before me on 5/22/12, by Randall Ingram, a single person.



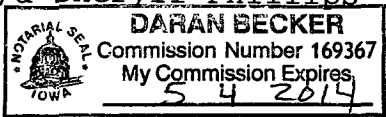
Daran Becker

Daran Becker, Notary Public

STATE OF IOWA, COUNTY OF Warren

On this 22 day of May, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Randall Ingram, a single person, to me known to be the person who executed the foregoing instrument as Attorney in Fact and on behalf of Sheryl Phillips Barnes, a single person and acknowledged that he executed the same as the voluntary act and deed of said.

a/k/a Sheryll Phillips



Daran Becker

Daran Becker, Notary Public