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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)

Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

James W. Wilcoxon
1884 Pitzer Road
Earlham, Iowa 50072

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

Dean R. Nelson
P.O. Box 370
Earlham, Iowa 50072

Grantors:

James W. Wilcoxon
Joye H. Wilcoxon

Grantees:

James W. Wilcoxon
Joye H. Wilcoxon

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
James W. Wilcoxon and Joye H. Wilcoxon, husband and wife,

James W. Wilcoxon and Joye H. Wilcoxon, husband and wife, do hereby Convey to

James W. Wilcoxon and Joye H. Wilcoxon, 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:

A tract of land to wit:- Commencing at a point 190 feet North of the Southwest corner of the Southwest
Quarter (1/4) of Section Fifteen (15), in Township Seventy-six (76) North, Range Twenty-nine (29) West
of the 5th P.M., Madison County, Iowa, thence North 66 feet, thence East 110 feet, thence South 66
feet, thence West 110 feet to the point of beginning.

This is a real estate transfer is between husband and wife for monetary consideration of less than \$500;
therefore, this transfer is exempt from the Iowa real estate transfer tax and 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: June 25th, 2012

James W. Wilcoxon
James W. Wilcoxon (Grantor)

(Grantor)

Joye H. Wilcoxon
Joye H. Wilcoxon (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 25th, 2012, by James W. Wilcoxon and Joye H. Wilcoxon

Dean R. Nelson
Dean R. Nelson, Notary Public

