



Document 2012 1881

Book 2012 Page 1881 Type 03 001 Pages 3  
Date 6/27/2012 Time 3:37 PM  
Rec Amt \$17.00 Aud Amt \$15.00  
Rev Transfer Tax \$599.20  
Rev Stamp# 189 DOV# 202

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

WARRANTY DEED

\$375,000

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

Larry L. Tuel #005633, 6600 University, Suite 132, Des Moines, IA 50324  
(515)271-7766

**Taxpayer Information:** (Taxpayer's name and full mailing address)

Travis & Angela R. Daniels, 2793 St. Charles Road, St. Charles, IA 50240

✓ **Return Document To:** (Name and full mailing address)

Travis & Angela R. Daniels, 2793 St. Charles Road, St. Charles, IA 50240

**Grantors:**

Joshua M. Sears  
Rachel Sears  
Erin B. Auer-Sears  
Jason Auer

**Grantees:**

Travis A. Daniels  
Angela R. Daniels

**Parcel Identification Number:** (If required or applicable)

**Legal Description:**

See Attached legal description on page 2

**Document or instrument number of associated documents previously recorded:**

Preparer

Information Larry L. Tuel #005633, 6600 University, Suite 132, Des Moines, IA 50324-1639, (515) 271-7766

Individual's Name	Street Address	City	Phone
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Angela R.

Tax Statement to: Travis & ~~Angie~~ Daniels - 2793 St. Charles Road, St. Charles, IA 50240

### WARRANTY DEED -JOINT TENANCY

For the consideration of One & 00/100 Dollar and other valuable consideration, Joshua M. Sears and Rachel Sears, husband and wife, and Erin B. Auer-Sears and Jason Auer, wife and husband, as tenants in common, do hereby convey to Travis A. Daniels and ~~Angie~~ Angela R. Daniels, 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 "C" located in the Southwest Fractional Quarter (SW Fr. ¼) of Section Seven (7), and in the Northwest Fraction Quarter (NW Fr. ¼) of Section Eighteen (18), ALL in Township Seventy-five (75) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa, and located in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section Twelve (12), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 32.085 acres, as shown in Plat of Survey filed in Book 2002, Page 3454 on July 16, 2002, in the Office of the Recorder of Madison County, Iowa.

Property Address: 2793 St. Charles Road, St. Charles, IA 50240

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: 5/25/2012

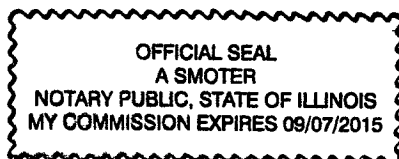
Joshua M. Sears  
Joshua M. Sears (Grantor)

Rachel Sears  
Rachel Sears (Grantor)


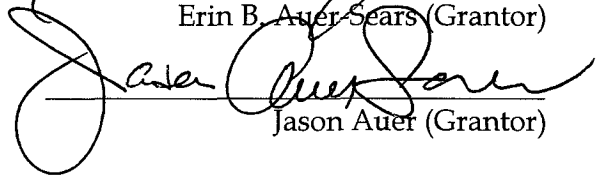
STATE OF Illinois, Cook COUNTY, ss:

On this 25 day of May, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Joshua M. Sears and Rachel Sears, husband and wife, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

[Signature]  
Notary Public



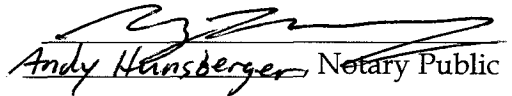
Dated: May 29, 2012

  
Erin B. Auer-Sears (Grantor)  
  
Jason Auer (Grantor)

STATE OF Iowa, Johnson COUNTY, ss:

On this 29 day of May, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Erin B. Auer-Sears and Jason Auer, wife and husband, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



  
Andy Hunsberger Notary Public