



Document 2012 1918

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Date 6/29/2012 Time 11:40 AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$47.20

Rev Stamp# 194 DOV# 208

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

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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: Ralph Breakenridge and Georgena Breakenridge, PO BOX 127, Macksburg, IA 50155

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

Taxpayer: Ralph Breakenridge and Georgena Breakenridge, PO BOX 127, Macksburg, IA 50155



1/2 1P

WARRANTY DEED - JOINT TENANCY

For the consideration of \$30,000.00 Dollar(s) and other valuable consideration,
Jim Custard and Judy Custard, Husband and Wife

do hereby

Convey to Ralph Breakenridge and Georgena Breakenridge

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Lots Seventy (70), Seventy-one (71), Seventy-two (72), and Seventy-three (73) of the Original Town of Macksburg, 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.

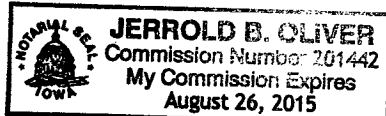
Dated: 6-29-12

Jim Custard
Jim Custard (Grantor)

Judy Custard
Judy Custard (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on June 29, 2012, by Jim Custard and Judy Custard

Jerrold B. Oliver
, Notary Public



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