



Document 2012 2104

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Rec Amt \$12.00 Aud Amt \$15.00  
Rev Transfer Tax \$423.20  
Rev Stamp# 214 DOV# 230

INDX ✓  
ANNO  
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CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: James A. Hannaford and Shelly M. Hannaford, 1705 Hwy 169, Winterset, IA 50273

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

Taxpayer: James A. Hannaford and Shelly M. Hannaford, 1705 US Hwy 169, Winterset, IA 50273



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$265,000.00 Dollar(s) and other valuable consideration,  
Kent H. Payne and Kristi L. Payne, Husband and Wife

do hereby  
Convey to James A. Hannaford, Jr. and Shelly M. Hannaford

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

See 1 in Addendum

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.

Kent H. Payne (Grantor)

Dated: 7/16/2012  
Kristi L. Payne (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on 7-16-2012, by Kent H. Payne and Kristi L. Payne



Shawn Nigg, Notary Public

**Parcel "B", located in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section One (1) and the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Twelve (12), all in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5<sup>th</sup> P.M., and the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Six (6), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5<sup>th</sup> P.M., all in Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 469 on June 24, 1999, in the Office of the Recorder of Madison County, Iowa.**

