



Document 2012 2142

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Date 7/20/2012 Time 11:37 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$427.20

Rev Stamp# 218 DOV# 234

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX  
ANNO  
SCAN  
CHEK



### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

M  
W

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

Stephen F. Dryden and Patricia L. Dryden, 33446 Waterberry Circle, Waukee, IA 50263



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

Kathleen K. Law, 700 Walnut, Suite 1600, Des Moines, IA 50309

**Grantors:**

Billy J. Tucker  
Kimberly L. Tucker

**Grantees:**

Stephen F. Dryden  
Patricia L. Dryden

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$267,500.00 Dollar(s) and other valuable consideration,  
Billy J. Tucker and Kimberly L. Tucker, Husband and Wife,

do hereby Convey to  
Stephen F. Dryden and Patricia L. Dryden, 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 "H" located in the Southeast Quarter (SE¼) of the Northwest Quarter (NW¼) and the South Half (S½) of the Northeast Quarter (NE¼) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 53.50 acres, as shown in Plat of Survey filed in Book 2009, Page 3562 on November 24, 2009, in the Office of the Recorder of 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: July 19, 2012

Billy J. Tucker  
Billy J. Tucker (Grantor)

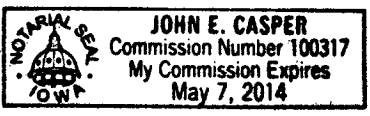
Kimberly L. Tucker  
Kimberly L. Tucker (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on July 19, 2012, by Billy J. Tucker and Kimberly L. Tucker



John E. Casper, Notary Public