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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Patricia A. Morris  
440 N.W. Poplar Avenue  
Earlham, Iowa 50072

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

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Patricia A. Morris

**Grantees:**

Patricia A. Morris  
Kenneth W. Morris

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100ths (\$1.00)-----  
Dollar(s) and other valuable consideration,  
PATRICIA A. MORRIS, a single person,

do hereby Convey to  
KENNETH W. MORRIS and PATRICIA A. MORRIS,

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 commencing 345.2 feet South and 1035.8 feet West of the Northeast corner of the Southeast Quarter (1/4) of  
Section One (1) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County,  
Iowa, thence East 100 feet, thence South 124 feet, thence West 100 feet, thence North 124 feet to the point of beginning.

and

A tract of land commencing 345.2 feet South and 871.8 feet West of the Northeast corner of the Southeast Quarter (1/4) of  
Section One (1) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County,  
Iowa, thence West 64 feet, thence South 124 feet, thence East 64 feet, thence North 124 feet to the point of beginning.

This is a transfer from parent to child for monetary consideration of less than \$500.00; therefore, this transfer is exempt  
from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements  
oursuant to Section 428A.2(11), Code of 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.

STATE OF IOWA  
COUNTY OF MADISON

Dated: August 1, 2012

This instrument was acknowledged before me on  
August 1, 2012  
by Patricia A. Morris

Patricia A. Morris  
Patricia A. Morris (Grantor)

Samuel H. Braland  
Samuel H. Braland, Notary Public

Samuel H. Braland  
COMMISSION NO. 103627  
(Grantor)

January 18, 2014  
My COMMISSION EXPIRES  
IOWA NOTARIAL SEAL  
(Grantor)

(Grantor)

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