



Document 2012 2411

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Date 8/17/2012 Time 9:19 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$415.20

Rev Stamp# 252 DOV# 270

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

David D. Nelson

✓ **Return To:** Heidi L. Christensen, 2953 Truro Road, Truro, IA 50257

**Preparer:** David D. Nelson, 213 N. Ankeny Blvd. Ste. 100, Ankeny, IA 50023, (515) 964-3633

**Taxpayer:** Heidi L. Christensen, 2953 Truro Road, Truro, IA 50257

**\$ 260,000.00**

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One Dollar(s) and other valuable consideration, John Linhart and Melissa Linhart, husband and wife, does hereby Convey to Casey W. Christensen and Heidi L. Christensen, 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 "A" located in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Ten (10), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.45 acres, as shown in Plat of Survey filed in Book 2005, Page 4867 on October 7, 2005 in the Office of the Recorder of Madison County, Iowa, EXCEPT any part thereof conveyed for road purposes or for use as a public highway.**

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.

*CF 125078 IA*

*17.00 Rev 415.20*

*17153*

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: August 9, 2012

John Linhart  
John Linhart (Grantor)

Melissa Linhart  
Melissa Linhart (Grantor)

STATE OF IOWA, COUNTY OF Madison

This instrument was acknowledged before me on August 9, 2012, by John Linhart and Melissa Linhart, husband and wife.

Heather Starr  
\_\_\_\_\_, Notary Public

