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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Delbert L. and Karen L. Davis
1884 Pitzer Road
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Joye H. Wilcoxon

Grantees:

Delbert L. Davis
Karen L. Davis

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of Four Hundred (\$400.00) Dollar(s) and other valuable consideration,
Joye H. Wilcoxon, a single person,

do hereby Convey to
Delbert L. Davis and Karen L. Davis, 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:

Commencing at the Southwest (SW) corner of the Southwest Quarter (¼) running thence East 110 feet,
thence North 190 feet, thence West 110 feet, thence South 190 feet to the place of beginning, in Section
Fifteen (15), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison
County, Iowa,

Monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate
transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to
Section 428A.2(21), 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.

Dated: August 24, 2012

Joye H. Wilcoxon
Joye H. Wilcoxon (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 24, 2012, by Joye H. Wilcoxon

Samuel H. Braland
Notary Public

