



Document 2012 2659

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$388.00  
Rev Stamp# 273 DOV# 297

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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

1/3

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

Alan R. Algreen and Teresa Algreen  
825 N.W. Buckeye Avenue  
Earlham, Iowa 50072

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

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

**Grantors:**

Jamie W. Royster  
Jolene A. Royster

**Grantees:**

Alan R. Algreen  
Teresa Algreen

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$243,000.00 Dollar(s) and other valuable consideration,  
Jamie W. Royster and Jolene A. Royster, husband and wife,

do hereby Convey to  
Alan R. Algreen and Teresa Algreen, 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:



Lot Fourteen (14) of Williamson Addition Plat Two (2) to the City of Earlham, Madison County, Iowa.

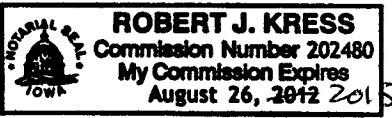
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real  
estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the  
real estate is free and clear of all liens and encumbrances except as may be above 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: September 10, 2012

Jamie W. Royster (Grantor)  
(Grantor)

Jolene A. Royster (Grantor)  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on September 10, 2012, by Jamie W.  
Royster and Jolene A. Royster



Robert J. Kress, Notary Public