



Document 2012 2693

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Date 9/12/2012 Time 10:57 AM

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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)

James V. McKinney, 480 Sixth St., P.O. Box 609, Waukee, IA 50266, Phone: (515) 987-4578

Taxpayer Information: (name and complete address)

Yvonne R. Garner, 51 Maple Way, Selah, WA 98942

Return Document To: (name and complete address)

James V. McKinney, 480 Sixth St., P.O. Box 609, Waukee, IA 50266, Phone: (515) 987-4578

Grantors:

Donna D. Garner (Grantor) and James Garner (Grantor's spouse)

Grantees:

Yvonne R. Garner and Danny Garner

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of one Dollar(s) and other valuable consideration, Donna D. Garner (grantor) and James Garner (signing as spouse of grantor), wife and husband; and Yvonne R. Garner (grantor) do hereby Convey to Yvonne R. Garner and Danny Garner, wife and husband as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:


The North one-half of the South two-thirds of Lot 3 in Block 17 of the Original town of Winterset, Madison County, Iowa, except the East 12 feet in width thereof for alley purposes. Together with any and all personal property and/or fixtures located upon such property and utilized in the operation of the "Iowa Theater".

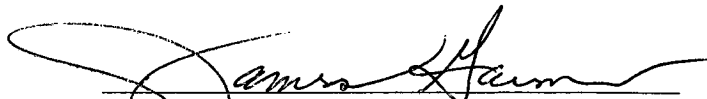
This transaction is for less than \$500 and is exempt from filing Declaration of Value.

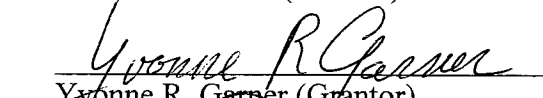
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 23rd day of AUGUST, 2012.


Donna D. Garner (Grantor)

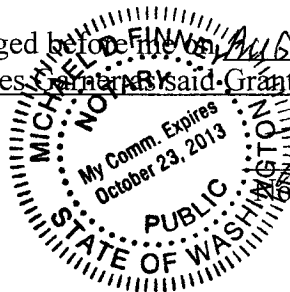

James Garner (Grantor's spouse-signing to release dower interest)



Yvonne R. Garner (Grantor)

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

STATE OF WASHINGTON, COUNTY OF YAKIMA

This instrument was acknowledged before me on AUGUST 23, 2012, by Donna D. Garner as Grantor and her husband James Garner as Grantor's spouse and Yvonne R. Garner as Grantor.




Notary Public in and for State of Washington