



Document 2012 2951

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Date 10/02/2012 Time 12:14 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$419.20

Rev Stamp# 302 DOV# 323

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,

Phone: (515) 462-4912

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

Scott D. Hessenius and Dianne S. Hessenius, 1676 Mueller Court, Winterset, IA

50273

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Craig C. Speer

Charlotte A. Speer

**Grantees:**

Scott D. Hessenius

Dianne S. Hessenius

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$262,500.00 Dollar(s) and other valuable consideration,  
Craig C. Speer and Charlotte A. Speer, Husband and Wife,

do hereby Convey to  
Scott D. Hessenius and Dianne S. Hessenius, 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:

A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section (16),  
Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County,  
Iowa, described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter (1/4)  
of said Section Sixteen (16), thence East along the South line of the Northwest Quarter (1/4) of said  
Section Sixteen (16) 923.4 feet, thence North 0°0' East 330.1 feet, thence West to the West line of said  
Northwest Quarter (1/4), thence South 330.1 feet to the point of beginning.

REC

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 25, 2012

Craig C. Speer  
Craig C. Speer (Grantor)

\_\_\_\_\_  
(Grantor)

Charlotte A. Speer  
Charlotte A. Speer (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on September 25, 2012, by Craig C. Speer  
and Charlotte A. Speer

Vicki J Roberts  
, Notary Public

