



Document 2012 3047

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Date 10/10/2012 Time 10:40 AM

Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

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Official Form No. 101 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF  
THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Michael R. Boyd and Heidi I. Boyd, 221 S. 5th Avenue, Winterset, IA 50273



### WARRANTY DEED

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration,  
Dennis E. Boyd and Cynthia M. Boyd, Husband and Wife,

do hereby  
Convey to Michael R. Boyd and Heidi I. Boyd, as joint tenants with full rights of survivorship and not  
as tenants in common, the  
following described real estate in MADISON County, Iowa:  
See 1 in Addendum

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.

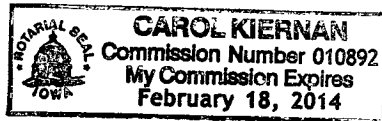
Dated: October 9, 2012

Dennis E. Boyd  
Dennis E. Boyd (Grantor)

Cynthia M. Boyd  
Cynthia M. Boyd (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This instrument was acknowledged before me on October 9, 2012, by Dennis E. Boyd and Cynthia M. Boyd

Carol Kiernan  
, Notary Public



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

## Addendum

1. East Half (E 1/2) of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

The consideration for this transfer is less than \$500.00 and is a transfer between family members; therefore, no Declaration of Value or Ground Water Hazard Statement is required.