



Document 2012 3071

Book 2012 Page 3071 Type 03 001 Pages 2

Date 10/11/2012 Time 3:48 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$226.40

Rev Stamp# 317 DOV# 337

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)

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

Taxpayer Information: (Name and complete address)

Leonard S. Laffoon and Linda L. Laffoon
270 N.E. Plum
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Brian L. Sheffield
Kristin J. Sheffield

Grantees:

Leonard S. Laffoon
Linda L. Laffoon

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$142,000.00 Dollar(s) and other valuable consideration,
Brian L. Sheffield and Kristin J. Sheffield, husband and wife,

do hereby Convey to
Leonard S. Laffoon and Linda L. Laffoon, 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 Three (3) of C.K. Ledlies Subdivision, Division No.1 to the Town 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: 10/11, 2012

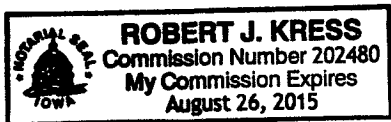
Brian L. Sheffield
Brian L. Sheffield (Grantor)

Kristin J. Sheffield
Kristin J. Sheffield (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on 10-11, 2012, by Brian L. Sheffield and Kristin J. Sheffield



Robert J. Kress
Notary Public