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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$127.20

Rev Stamp# 339 DOV# 357

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$80,000

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

1/2

Preparer Information: (Name, address and phone number)

Samuel H. Braland (515) 758-2267

P.O. Box 370

Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

Leon and Kila Larsen

821 N. 4th Avenue

Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland

P.O. Box 370

Earlham, Iowa 50072

Grantors:

Inez Ilene Kagarice

Grantees:

Leon Larsen

Kila Larsen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$80,000.00 and no/100ths----- Dollar(s) and other valuable consideration,
INEZ ILENE KAGARICE, a single person,

LEON LARSEN and KILA LARSEN, husband and wife, do hereby Convey to

Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: as



Lot Two (2) of Circle Heights Plat No. 2 Addition to the Town of Winterset, 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: October 29, 2012

Inez Ilene Kagarice
Inez Ilene Kagarice (Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on October 29, 2012, by Inez Ilene Kagarice

Toni Marie Tindle
, Notary Public

