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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Stephen T. Hess
410 S.W. Walnut Avenue
Earlham, Iowa 50072

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

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

Grantors:

Stephen T. Hess
Eleanor D. Hess

Grantees:

Stephen T. Hess

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100 (\$1.00)-----
Dollar(s) and other valuable consideration,
STEPHEN T. HESS and ELEANOR D. HESS, husband and wife,

do hereby Convey to
STEPHEN T. HESS

the following described real estate in Madison County, Iowa:

Beginning at a point 1,208.81 feet West and 33 feet North of the center of Section 6, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 182 feet, thence East 160.91 feet, thence South 182 feet, thence West 160.91 feet to the point of beginning, containing 0.672 acres.

And

Beginning at a point 1,208.81 feet West and 215 feet North of the center of Section 6, Township 77 North, Range 28 West of the 5th P.M., Madison County, Iowa, thence North 121 feet, thence East 160.91 feet, thence South 121 feet, thence West 160.91 feet to the point of beginning, containing 0.447 acres.

This is a transfer between spouses for monetary consideration of less than \$500.00; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(11), Code of 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.

STATE OF IOWA
COUNTY OF MADISON

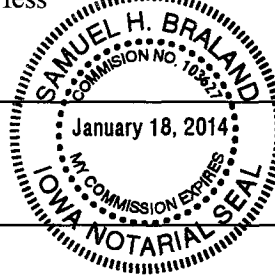
Dated: November 2, 2012

This instrument was acknowledged before
me on November 2, 2012 by
Stephen T. Hess and Eleanor D. Hess

Stephen T. Hess
Stephen T. Hess (Grantor)

Eleanor D. Hess
Eleanor D. Hess (Grantor)

Samuel H. Braland
Samuel H. Braland, Notary Public



(Grantor)

(Grantor)

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