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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



**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

✓ **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:

Lots 1 and 2 and the North 28 feet of Lot 3 in Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa EXCEPT the East 80 feet thereof.

And

Commencing at the Northeast Corner of Lot 12, Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa, thence East 20 feet to the Northwest Corner of Lot 1, Block 3 of said Academy Addition, thence South 116 feet, thence West 20 feet, thence North 116 feet, more or less, to the point of beginning. Said description being part of the alley in Block 3 of Academy Addition to the Town of Earlham, Madison County, Iowa.

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

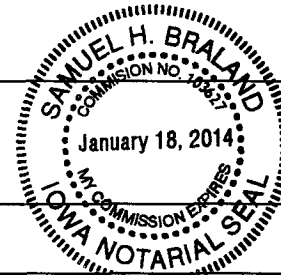
Stephen T. Hess  
Stephen T. Hess (Grantor)

Eleanor D. Hess  
Eleanor D. Hess (Grantor)

Samuel H. Braland, Notary Public

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

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



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