



Document 2012 3477

Book 2012 Page 3477 Type 03 001 Pages 2

Date 11/16/2012 Time 11:15 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓  
ANNO  
SCAN  
CHEK

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)

Sharon Moore  
842 Fairlawn Court  
Marco Island, Florida 33937

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

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

**Grantors:**

Connie Ramsey

**Grantees:**

Sharon Moore

**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,  
CONNIE RAMSEY and RODNEY RAMSEY, wife and husband,

do hereby Convey to  
SHARON MOORE,

the following described real estate in Madison County, Iowa:

An undivided one-third interest in and to:

The West One-half of the West One-half of the Northwest Quarter (W $\frac{1}{2}$  W $\frac{1}{2}$  NW $\frac{1}{4}$ ) of Section 5, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.

This is a deed of partition among family members for monetary consideration of less than \$500; 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(13), (21), 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: October 25, 2012

This instrument was acknowledged before  
me on October 25, 2012 by  
Connie Ramsey and Rodney Ramsey

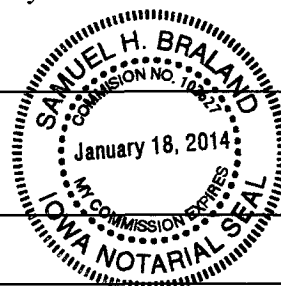
Connie Ramsey  
Connie Ramsey (Grantor)

Rodney Ramsey  
Rodney Ramsey (Grantor)

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

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

Samuel H. Braland  
Samuel H. Braland, Notary Public



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