



Document 2012 3873

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Date 12/20/2012 Time 9:55 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$206.40

Rev Stamp# 387 DOV# 409

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$129,500

### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067,

Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Timothy and Jacque Mohs, 1899 Nature Court, Winterset, IA 50273

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Allen L. Akers, a/k/a Allen J. Akers

Patty Jean Akers

**Grantees:**

Timothy Mohs

Jacque Mohs

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

2/12



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$129,500.00----- Dollar(s) and other valuable consideration,  
Allen L. Akers, a/k/a Allen J. Akers and Patty Jean Akers, Husband and Wife,

\_\_\_\_\_ do hereby Convey to  
Timothy Mohs and Jacque Mohs, 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:

The Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of Section Twenty (20), Township  
Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,  
EXCEPT Parcel "A" located in the Northeast Quarter (NE¼) of the Northeast Quarter (NE¼) of said  
Section Twenty (20), containing 3.000 acres, as shown in Plat of Survey filed in Book 2, Page 596 on  
July 26, 1995, in the Office of the Recorder of Madison County, Iowa.

AKCA

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: December 18, 2012

Allen L. Akers  
Allen L. Akers (Grantor)

Patty Jean Akers  
Patty Jean Akers (Grantor)

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on December 18, 2012, by Allen L. Akers  
and Patty Jean Akers

Cheyenne Johnston  
, Notary Public

