



Document 2012 3916

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Date 12/26/2012 Time 11:42 AM
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Rev Transfer Tax \$239.20
Rev Stamp# 392 DOV# 414
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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ANNO
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CHEK



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

1/2

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)

C.J. Nicole Kading
560 N.E. 6th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

John L. Wilcox
Janet M. Wilcox

Grantees:

C.J. Nicole Kading

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One Hundred Fifty Thousand and no/100 (\$150,000.00)
Dollar(s) and other valuable consideration,
JOHN L. WILCOX and JANET M. WILCOX, husband and wife,

do hereby Convey to
C.J. NICOLE KADING, single,

the following described real estate in Madison County, Iowa:

Lot Two (2) of Clearview First Addition to Earlham, 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.

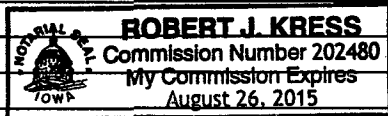
STATE OF IOWA,
COUNTY OF MADISON

Dated: December 26, 2012

This instrument was acknowledged before
me on 12-26, 2012 by
John L. Wilcox and Janet M. Wilcox

John L. Wilcox
John L. Wilcox (Grantor)

Janet M. Wilcox
Janet M. Wilcox (Grantor)



Robert J. Kress, Notary Public

(Grantor)

(Grantor)

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