



Document 2013 469

Book 2013 Page 469 Type 03 001 Pages 1

Date 2/13/2013 Time 11:10 AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

✓

©THE IOWA STATE BAR ASSOCIATION
Official Form No. 103 - May 2006

Lawrence P. Van Werden

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, (641) 342-2157

Preparer: Lawrence P. Van Werden, 200 W. Jefferson St., Osceola, IA 50213, (641) 342-2157

Taxpayer: Margaret E. Bryan; 100 E. Prairie Street; Truro, IA 50257



WARRANTY DEED - JOINT TENANCY

For the consideration of Estate Planning Objectives ~~Dollar(s)~~ and other valuable consideration,
Margaret E. Bryan,

an unmarried person

do hereby

Convey to Margaret E. Bryan, an undivided 99% interest; and

Grantor's son, John Andrew Bryan, an undivided 1% interest; as as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

Lot Six (6), in Block Nine (9), in the Original Town of Truro, Madison County, Iowa.

NO TRANSFER TAX - NO CONSIDERATION

EXEMPT PURSUANT TO §428A.2(11), CODE OF IOWA (2011)

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: February 12, 2013

Margaret E. Bryan

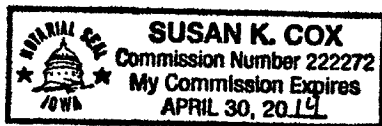
Margaret E. Bryan

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This instrument was acknowledged before me on February 12, 2013, by Margaret E. Bryan,
an unmarried person



Susan K. Cox

, Notary Public

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