



Document 2013 1078

Book 2013 Page 1078 Type 03 001 Pages 2
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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$5.60
Rev Stamp# 98 DOV# 97

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

N. Ivyl Ransom and Katherine S. Ransom; 3214 Valleyview Ave.; Truro, IA 50257

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

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

Grantors:

Shawn Abraham
Jaclyn D. Abraham

Grantees:

N. Ivyl Ransom
Katherine S. Ransom

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Shawn Abraham and Jaclyn D. Abraham,

husband and wife

do hereby Convey to

N. Ivyl Ransom and Katherine S. Ransom,

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:

Parcel "A" located in the East Half of the Southeast Quarter (E½ SE¼) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., located in and forming a part of the City of Truro, Madison County, Iowa, containing 0.767 acres, as shown in Plat of Survey filed in Book 2, Page 400 on June 24, 1999, in the Office of the Recorder of Madison County, Iowa.

TRANSFER TAX = \$5.60

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: April 12, 2013

Shawn Abraham
Shawn Abraham (Grantor)

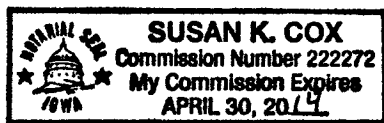
Jaclyn D. Abraham
Jaclyn D. Abraham (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF CLARKE

This instrument was acknowledged before me on April 12, 2013, by Shawn Abraham and Jaclyn D. Abraham, husband and wife



Susan K. Cox
, Notary Public