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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 119 DOV# 118

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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CHEK

WARRANTY DEED JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$200,000

Preparer Information: (name, address and phone number)

Joey T. Hoover, 69 E. Jefferson Street, Winterset, IA 50273, Phone: (515) 462-1666

Taxpayer Information: (name and complete address) *Dean A. and Kathryn A. Schantz*
1405 W. Court Ave., Winterset, IA

✓ **Return Document To:** (name and complete address) *Dean and Kathryn Schantz*
1405 W. Court Ave., Winterset, IA

Grantors:

M. Randall Townsend and Kimberly A. Townsend

Grantees:

Dean A. Schantz and Kathryn A. Schantz

Legal Description: See Page 2

Document or instrument number of previously recorded documents: ***Document Number
TE***

Joey T. Hoover

WARRANTY DEED - JOINT TENANCY

For the consideration of Two (2) Hundred Thousand Dollar(s) and other valuable consideration, M. Randall and Kimberly A. Townsend do hereby Convey to Dean A. and Kathryn A. Schantz as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Lot Eight (8) of Corkrean Third Addition to the City of Winterset, 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.

Dated: 4/25/13 M. Randall Townsend
M. Randall Townsend (Grantor)
Kimberly A. Townsend
Kimberly A. Townsend (Grantor)

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 4-25-13, by M. Randall Townsend and Kimberly A. Townsend.

Stephanie K. Gerleman
Notary Public

