



Document 2013 1933

Book 2013 Page 1933 Type 03 001 Pages 2

Date 7/01/2013 Time 11:32 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX ✓
ANNO
SCAN

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)

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

Taxpayer Information: (Name and complete address)

R. La Vere and Marcella C. McCleary
1184 Creamery Road
Dexter, Iowa 50070

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

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

Grantors:

Marcella C. McCleary

Grantees:

Marcella C. McCleary
R. La Vere McCleary

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100ths (\$1.00)---- Dollar(s) and other valuable consideration,
MARCELLA C. McCLEARY and R. La VERE McCLEARY, wife and husband,

do hereby Convey to
MARCELLA C. McCLEARY and R. La VERE McCLEARY, wife and husband,

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

The undivided one-half interest of Marcella C. McCleary in and to:

The Southwest Quarter (SW $\frac{1}{4}$) of Section 11, Township 77 North, Range 29 West of the 5th P.M., Madison
County, Iowa EXCEPT Parcel "B" containing 6.64 acres, more or less, located in said SW $\frac{1}{4}$ as shown in Plat of
Survey recorded in Plat Book 3, Page 268, in the Office of the Recorder of Madison County, Iowa.

This is a transfer between spouses for monetary consideration of less than \$500; therefore, this transfer is
exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing
requirements pursuant to Section 428A.2(11), Code of 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: June 26, 2013

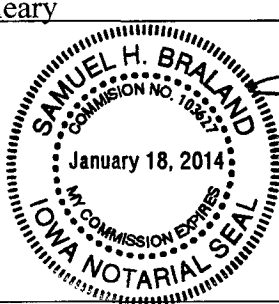
Marcella C. Cleary
Marcella C. McCleary (Grantor)

R. La Vere McCleary
R. La Vere McCleary (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This instrument was acknowledged before me on June 26, 2013, by Marcella C.
McCleary and R. La Vere McCleary



Samuel H. Braland
Samuel H. Braland, Notary Public