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Book 2013 Page 1961 Type 03 001 Pages 2

Date 7/02/2013 Time 12:59 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$66.40

Rev Stamp# 192 DOV# 191

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

1249VB

\$42000

**Preparer Information:** (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

Timothy and Sara Ratchford, 9616 Galleria Dr., Johnston, Iowa 50131

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

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, Iowa 50273-0067

**Grantors:**

Rick Mortoza

Angela Mortoza

**Grantees:**

Timothy Ratchford

Sara Ratchford

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$42,000.00 Dollar(s) and other valuable consideration,  
Rick Mortoza and Angela Mortoza, Husband and Wife,

Timothy Ratchford and Sara Ratchford, Husband and Wife,

do hereby Convey to \_\_\_\_\_ as  
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real  
estate in MADISON County, Iowa:

Lot Twenty-two (22) of Copper Fox Estates Subdivision located in the East Half (1/2) of the Southeast  
Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven  
(27) West of the 5th P.M., 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: June 26, 2013

Rick Mortoza  
Rick Mortoza (Grantor)

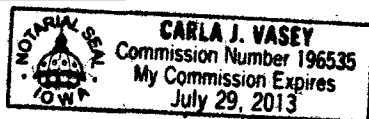
Angela Mortoza  
Angela Mortoza (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on June 26, 2013, by Rick Mortoza  
and Angela Mortoza



Carla J. Vasey  
Notary Public