



Document 2013 2353

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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
Recorder's Cover Sheet

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

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

Debra S. Jones  
820 N.E. Fourth Street  
Earlham, Iowa 50072

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

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

**Grantors:**

Berdena Jones

**Grantees:**

John L. Jones  
Debra S. Jones

**Legal description:** See Page 2

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



### WARRANTY DEED

For the consideration of One and no/100 (\$1.00)-----  
Dollar(s) and other valuable consideration,  
BERDENA JONES, a single person,

do hereby Convey to  
JOHN L. JONES and DEBRA S. JONES

the following described real estate in Madison County, Iowa:

The East 25 feet of Lot Eleven (11) and the West 18 feet of Lot Twelve (12) of McLaughlin Subdivision Plat Two (2), an Addition to the City of Earlham, Madison County, Iowa

This is a transfer from parent to children 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) and (21), 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.

STATE OF IOWA,  
COUNTY OF MADISON

Dated: August 6, 2013

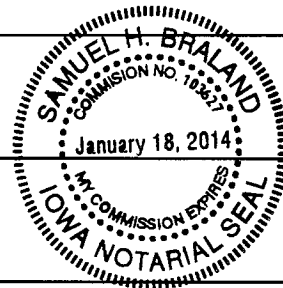
This instrument was acknowledged before  
me on August 6, 2013 by  
Berdena Jones

Berdena Jones  
Berdena Jones (Grantor)

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

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

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



Samuel H. Braland, Notary Public

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