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Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$335.20 Rev Stamp# 266 D0V# 274

INDX ' ANNO SCAN

LISA SMITH, COUNTY RECORDER

CHEK

49263REGNUB

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)

Russel Terwilliger and Traci Terwilliger 130 Plum Avenue Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Nickolas L. Boyle Tanya J. Boyle

Grantees:

Russel Terwilliger Traci Terwilliger

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

NICKOLAS L. BOYLE and TAN		<u>)ths</u> Dollar(s) and other usband and wife.	valuable consideration,
			do hereby Convey to
RUSSEL TERWILLIGER and TRA	ACI TERWILLI	GER, husband and wife,	
			as
Joint Tenants with Full Rights of Survive estate in Madison		Tenants in Common, the follow county, Iowa:	ing described real
Lot Three (3) AND that part of Lot (2) Lot 3, thence North 89°31'16" East 1 West 79.36 feet; thence South 89°32 00°05'50" East 79.35 feet along the 1 Walters Subdivision to the City of E	3 feet along the '44" West 13 fee East line of Lot 3	boundary line of Lot 1; thence to the Southeast corner of L to the point of beginning, A	ee South 00°05'50" Lot 3; thence North
Grantors do Hereby Covenant estate by title in fee simple; that they hereal estate is free and clear of all lie Covenant to Warrant and Defend the restated. Each of the undersigned hereby to the real estate. Words and phrases singular or plural number, and as masc	ave good and law ens and encumbra eal estate against of relinquishes all ros s herein, including	rful authority to sell and convey ances except as may be about the lawful claims of all persons of ights of dower, homestead and an acknowledgment hereof, shall	the real estate; that the ve stated; and grantors except as may be above distributive share in and be construed as in the
nichola Lidayh	_	Dated: Septem	ber 5 , 2013
Nickolas L. Boyle	(Grantor)	Tanya J. Boyle	(Grantor)
 	(Grantor)	······	(Grantor)
STATE OF IOWA This instrument was acknowledged before Boyle and Tanya J. Boyle ROBERT J. KRESS Commission Number 2022 My Commission Expires August 26, 2015	5 (80)		, by <u>Nickolas L.</u> Ouse , Notary Public