



Document 2014 895

Book 2014 Page 895 Type 03 001 Pages 2

Date 4/17/2014 Time 8:09 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$55.20

Rev Stamp# 115

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO ✓

SCAN

CHEK

WARRANTY DEED - JOINT TENANCY
Recorder's Cover Sheet

\$ 35,000.00

Preparer Information: Joseph D. Thornton, POB 249, Council Bluffs, IA 51502, Phone: (712) 328-1833

Taxpayer Information:
Coy Miller and Sandy Miller
117 South 5th Street
Winterset, IA 50273

✓ **Return Address:** Joseph D. Thornton
Post Office Box 249
Council Bluffs, IA 51502

Grantors: Karen E. Hansen and Robert L. Hansen

Grantees: Cody Miller and Sandy Miller

Legal Description: See Page 2



WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100----- Dollar(s) and other valuable consideration, Karen E. Hansen and Robert L. Hansen, wife and husband; and Kathy Weidner and R. Scott Weidner, wife and husband; do hereby Convey to Cody Miller and Sandy Miller, a married couple,

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

Lots One (1) and Two (2) in Block One (1) of HULL'S ADDITION to the Town of Truro, Madison County, Iowa; locally known as 105 ~~West South~~ South West Street, Truro, IA 50251.

This Deed is given in complete fulfillment of the Real Estate Contract by and between Esther E. Neidt, a single person, Seller, and the above Grantees, Buyers, dated October 25, 2011 and filed November 1, 2011 in Book 2011, Page 2919. Sellers' interest in said Contract was assigned to the above Grantors by an Assignment of Contract and Conveyance, dated October 1, 2012 and filed October 3, 2012 in Book 2012 at Page 2963. Grantors' general warranties extend only to the date of the Contract, with special warranties as to the acts of the Grantors from the date of the Contract through the date of delivery of this Deed.

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: October 1, 2012

Karen E Hansen
Karen E. Hansen (Grantor)

Robert L. Hansen
Robert L. Hansen (Grantor)

Kathy Weidner
Kathy Weidner (Grantor)

R. Scott Weidner
R. Scott Weidner (Grantor)

STATE OF IOWA, COUNTY OF POTTAWATTAMIE

This instrument was acknowledged before me on October 1, 2012, by Karen E. Hansen and Robert L. Hansen, wife and husband; and Kathy Weidner and R. Scott Weidner, wife and husband.

Joseph D. Thornton
, Notary Public

