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Book 2014 Page 912 Type 03 001 Pages 2

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #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)

Leanna S. Edmondson
540 N.W. Poplar Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
115 E. First Street
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Leanna S. Edmondson

Grantees:

Ronda L. Clement
Deanna K. Radcliff

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of One and no/100ths (\$1.00)-----Dollar(s) and other valuable consideration, LEANNA S. EDMONDSON, a single person, do hereby Convey to RONDA L. CLEMENT, an undivided two-thirds interest, and to DEANNA K. RADCLIFF, an undivided one-third interest, in and to the following described real estate in Madison County, Iowa:

Lots Eleven (11) and Twelve (12) of Elvin's Addition to Earlham, Iowa, Plat One, in 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), 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: March 31, 2014

(Grantor) Leanna S. Edmondson (Grantor)

(Grantor) _____ (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me this 31 day of March, 2014, by Leanna S. Edmondson

Samuel H. Braland
Signature of Notary Public

