



Document 2014 913

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ANNO ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$154078

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

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)

Michael D. and Rosemary T. Thompson
114 E. Pine Ridge Drive
Polk City, Iowa 50266

Return Document To: (Name and complete address)

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

Grantors:

Wilson H. Young
Ruth J. Young

Grantees:

Michael D. Thompson
Rosemary T. Thompson

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Hundred Fifty-four Thousand Seventy-eight Dollars and no/100ths (\$154,078.00)---
Dollar(s) and other valuable consideration,
WILSON H. YOUNG and RUTH J. YOUNG, husband and wife,

do hereby Convey to
MICHAEL D. THOMPSON and ROSEMARY T. THOMPSON, husband and wife,

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

Parcel "C" located in the South Half (1/2) of the Northwest Quarter (1/4), and in the East Three-Quarters (3/4) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4), and in the Southwest Quarter (1/4) of the Northeast Quarter (1/4), and in the Northwest Quarter (1/4) of the Southeast Quarter (1/4), ALL in Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 47.21 acres, more or less, as shown in Plat of Survey filed in Book 2011, Page 2234 on August 22, 2011, in the Office of the Recorder of Madison County, Iowa.

This deed is given in fulfillment of a real estate contract recorded in Book 2011, Page 2986, in the Office of the Recorder of Madison County, Iowa. Inasmuch as this deed is given in fulfillment of a recorded real estate contract, it is exempt from declaration of value and groundwater hazard statement filing requirements.

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

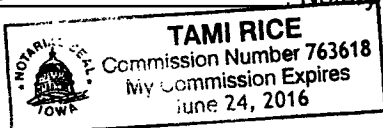
Dated: April 17, 2014

This instrument was acknowledged before me on
April 17, 2014
by Wilson H. Young and Ruth J. Young

Wilson H. Young
Wilson H. Young (Grantor)

Ruth J. Young
Ruth J. Young (Grantor)

Tami Rice
Tami Rice Notary Public



(Grantor)

(Grantor)

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