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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

\$68,000

Preparer Information: (Name, address and phone number)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072
Ph # 515-758-2267

Taxpayer Information: (Name and complete address)

Timothy W. Feltner and Nessa A. Shearer
560 N.W. 6th
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Bruce W. Koboldt
Mary L. Koboldt

Grantees:

Timothy W. Feltner
Nessa A. Shearer

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$68,000.00 Dollar(s) and other valuable consideration,
BRUCE W. KOBOLDT and MARY L. KOBOLDT, husband and wife,

do hereby Convey to
TIMOTHY W. FELTNER and NESSA A. SHEARER,

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

Lot Two (2) of Koboldt Subdivision located in the Southwest Quarter (1/4) of the Northeast Quarter (1/4)
of Section One (1), Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M.,
Madison County, 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: November 10, 2014

Bruce W. Koboldt
Bruce W. Koboldt (Grantor)

Mary L. Koboldt
Mary L. Koboldt (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on November, 2014, by Bruce W. Koboldt and Mary L. Koboldt



Anne M. Cooper
, Notary Public