



Document 2015 72

Book 2015 Page 72 Type 03 001 Pages 2

Date 1/09/2015 Time 11:08 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$119.20

Rev Stamp# 5 DOV# 5

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$75,000

### 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)

Heather J. McLaughlin and Scott D. Jones  
560 N.W. 4th Street  
Earlham, Iowa 50072

**m/ Return Document To:** (Name and complete address)

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

**Grantors:**

Michael L. McLaughlin  
Kathleen F. McLaughlin

**Grantees:**

Heather J. McLaughlin  
Scott D. Jones

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$75,000.00----- Dollar(s) and other valuable consideration,  
MICHAEL L. McLAUGHLIN and KATHLEEN F. McLAUGHLIN, husband and wife,

do hereby Convey to  
HEATHER J. McLAUGHLIN and SCOTT D. JONES,

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

A tract of land commencing 469.2 feet South and 399.08 feet West of the Northeast corner of the Southeast Quarter (SE¼) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, and running thence West 90 feet, thence South 1 chain and 90 links, thence East 90 feet, thence North 1 chain and 90 links to the point of beginning.

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: January 7, 2015

Michael L. McLaughlin  
Michael L. McLaughlin (Grantor)

Kathleen F. McLaughlin  
Kathleen F. McLaughlin (Grantor)

\_\_\_\_\_  
(Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on January 7, 2015, by Michael L. McLaughlin and Kathleen F. McLaughlin

Samuel H. Braland  
Samuel H. Braland, Notary Public

