



Document 2015 673

Book 2015 Page 673 Type 03 001 Pages 3

Date 3/17/2015 Time 12:33 PM

Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$650.40

Rev Stamp# 65

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



Madison \$407,000
Dallas \$55,000

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Eric F. Turner, AT0008054, 1200 Grand Avenue, West Des Moines, IA 50265, Phone: (515) 245-9509

Taxpayer Information: (Name and complete address)

Connie and Donald Waller, 2973 - 105th Street, Van Meter, IA 50261

Return Document To: (Name and complete address)

Eric F. Turner, AT0008054, 1200 Grand Avenue, West Des Moines, IA 50265, Phone: (515) 245-9509

Grantors:

Patricia A. Custer
Raymond H. Custer

Grantees:

Connie S. Waller
Donald W. Waller

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration,
Patricia A. Custer and Raymond H. Custer, wife and husband

do hereby Convey to
Connie S. Waller and Donald W. Waller, wife and husband

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

See Exhibit "A" attached hereto

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: December 11, 2013

Patricia A. Custer (Grantor)

Raymond H. Custer (Grantor)

(Grantor)

(Grantor)

STATE OF KANSAS, COUNTY OF JOHNSON

This record was acknowledged before me this 11~~th~~ day of December, 2013, by
Patricia A. Custer and Raymond H. Custer, wife and husband

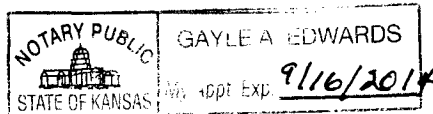
Signature of Notary Public

EXHIBIT "A"

An undivided one-half interest in and to:

Government Lots One (1), Two (2), and Three (3), Section Six (6), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa

AND

An undivided one-half interest in and to:

The East Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-eight (78) North, Range Twenty-six (26) West of the 5th P.M., Dallas County, Iowa

Subject to covenants, conditions, restrictions, and easements of record.

This Deed is given and accepted in the complete fulfillment of the contract for the sale of the above-described property dated October 31, 2013, and filed for record on November 5, 2013, in the office of the Recorder of Madison County, Iowa, in Book 2013, Page 3377, and filed for record on November 8, 2013, in the office of the Recorder of Dallas County, Iowa, in Book 2013, Page 20585. Notwithstanding any express or implied warranties contained herein, Grantor herein makes no express or implied warranties as to the title subsequent to the date of the above contract, and further, Grantors herein make no express or implied warranties as to title at any time with respect to claims, liens, or defects in title due to acts or omissions of the Grantees, or either of them, while titleholders to the above-described property.