



Document 2015 1927

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Recorded: 7/10/2015 at 2:25:27.0 PM

Fee Amount: \$17.00

Revenue Tax: \$255.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓  
ANNO  
SCAN  
CHEK

Rev Stamp# 215 DOV# 230



**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)

Ryan and Samantha Dempster  
520 N. Chestnut  
Earlham, Iowa 50072

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

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

**Grantors:**

Kendall Lee Crouch  
Linette Kay Crouch

**Grantees:**

Ryan Dempster  
Samantha Dempster

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$160,000.00 Dollar(s) and other valuable consideration,  
KENDALL LEE CROUCH and LINETTE KAY CROUCH, husband and wife,

RYAN DEMPSTER and SAMANTHA DEMPSTER, husband and wife,

do hereby Convey to \_\_\_\_\_ as  
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real  
estate in Madison County, Iowa:

Lot Twenty (20) and the North Half (1/2) of Lot Nineteen (19) of Block Three (3), Johnson's Addition to  
the Town of Earlham, 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: July 1, 2015

Kendall Lee Crouch  
Kendall Lee Crouch (Grantor)

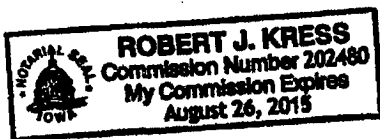
Linette Kay Crouch  
Linette Kay Crouch (Grantor)

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

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

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on 7-1, 2015, by Kendall Lee  
Crouch an Linette Kay Crouch, husband & wife



Robert J. Kress, Notary Public