



Document 2015 2785

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Date 9/22/2015 Time 10:10:34AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$111.20

Rev Stamp# 354 DOV# 368

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Mark L. Smith	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Farmers &amp; Merchants State Bank, Attn: Sam; POB 29, Winterset, IA 50273</u>		
Preparer: <u>Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731</u>		
Taxpayer: <u>Jon and Tami Garrison, 820 N. 1st Avenue, Winterset, IA 50273</u>		



### WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$70,000.00----- Dollar(s) and other valuable consideration,  
Charles H. Garrison, Single

do hereby

Convey to Jon Garrison and Tami Garrison,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

MADISON County, Iowa:

See 1 in Addendum

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.

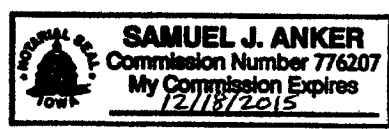
Dated: 9-14-15

Charles H. Garrison  
Charles H. Garrison (Grantor)

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

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 14<sup>th</sup> day of September, 2015, by  
Charles H. Garrison



Samuel J. Anker  
Signature of Notary Public

## Addendum

1. A tract of land located in the East Half (E ½) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the southeast corner of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of said Section Thirty-six (36), thence North 89°33'00" West 347.00 feet; thence North 00°00'00" 132.00 feet to the Point of Beginning, thence North 89°33'00" West 302.8 feet, thence along a fence, North 01°48'36" West 292.88 feet, thence South 89°33'00" East 312.05 feet, thence South 00° 00'00" 292.65 feet to the Point of Beginning.

