



Document 2015 2835

Book 2015 Page 2835 Type 03 001 Pages 2

Date 9/28/2015 Time 11:58:01AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$100.80

Rev Stamp# 359 DOV# 376

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



\$63500

### WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION  
Official Form #103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

+

**Taxpayer Information:** (Name and complete address)

Frederick J. Hauser and Lynn K. Hauser, 915 N. 3rd Avenue, Winterset, IA 50273

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Jerry D. Wheatley

Audra Wheatley

**Grantees:**

Frederick J. Hauser

Lynn K. Hauser

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A



### WARRANTY DEED - JOINT TENANCY

For the consideration of \$63,500.00-----Dollar(s) and other valuable consideration,  
Jerry D. Wheatley and Audra Wheatley, Husband and Wife,

\_\_\_\_\_ do hereby Convey to  
Frederick J. Hauser and Lynn K. Hauser,

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

The Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-four (24), Township  
Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,  
EXCEPT Parcel "D" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section  
Twenty-four (24), containing 25.14 acres, as shown in Plat of Survey filed in Book 2005, Page 3132 on  
July 7, 2005, in the Office of the Recorder of 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: September 25, 2015

Jerry D. Wheatley  
Jerry D. Wheatley (Grantor)

Audra Wheatley  
Audra Wheatley (Grantor)

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

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

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me this 25 day of September, 2015, by  
Jerry D. Wheatley and Audra Wheatley

Larry Corkrean  
Signature of Notary Public

