



Document 2015 3032

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Date 10/16/2015 Time 11:11:34AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$383.20

Rev Stamp# 386 DOV# 403

INDEX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: William L. Wharff and Jodi L. Wharff, 105 NW Cedar Ridge Road, Leon, IA 50144

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: William L. Wharff and Jodi L. Wharff, 105 NW Cedar Ridge Road, Leon, IA 50144



WARRANTY DEED - JOINT TENANCY

For the consideration of \$240,000.00 Dollar(s) and other valuable consideration,
Robert J. Valencia and Emily C. Valencia, Husband and Wife

do hereby

Convey to William L. Wharff and Jodi L. Wharff

as Joint

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

See Exhibit "A" attached.

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: 10-13-15

Robert J. Valencia

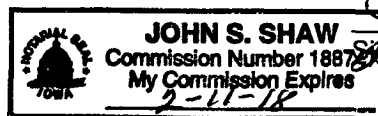
Robert J. Valencia (Grantor)

Emily C. Valencia

Emily C. Valencia (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 13 day of Oct., 15, by
Robert J. Valencia and Emily C. Valencia



John S. Shaw
Signature of Notary Public

Exhibit "A"

The West 60 acres of the Southeast Quarter (¼) of Section Eleven (11) in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, **EXCEPT** that portion thereof deeded to the State of Iowa for Highway purposes, containing 26.8 acres, more or less, as set out at Book 104, Page 314 recorded October 15, 1974; **AND EXCEPT** Parcel "E" located in the Southwest Quarter (¼) of the Southeast Quarter (¼) of said Section Eleven (11), containing 10.62 acres, as shown in Plat of Survey filed in Book 2013, Page 81 on January 8, 2013, in the Office of the Recorder of Madison County, Iowa, and corrected in Affidavit filed in Book 2013, Page 116 on January 10, 2013, in the Office of the Recorder of Madison County, Iowa.