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Date 1/20/2016 Time 3:21:47PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$235.20

Rev Stamp# 26 DOV# 27

INDX

ANNO

SCAN

CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



\$147,500

### 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, PO Box 67, Winterset, IA 50273-0067, Phone: (515) 462-4912

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

Brad Hansen and Cheryl Hansen, 1317 S. Kossuth, Osceola, IA 50213

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

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

**Grantors:**

Betty L. James

**Grantees:**

Brad Hansen

Cheryl Hansen

**Legal description:** See Page 2

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



### WARRANTY DEED - JOINT TENANCY

For the consideration of 147,500.00 Dollar(s) and other valuable consideration,  
Betty L. James, a Single Person,

do hereby Convey to  
Brad Hansen and Cheryl Hansen,

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

Parcel "A" located in the Southwest Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-three (23),  
Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa,  
containing 9.44 acres, as shown in Amended Plat of Survey filed in Book 2003, Page 7265 on December 10,  
2003, 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: January 18, 2016

Betty L. James  
Betty L. James (Grantor)

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

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

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

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 18th day of January, 2016, by  
Betty L. James

Jane E. Rosien  
Signature of Notary Public

