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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

**WARRANTY DEED JOINT TENANCY**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 103  
Recorder's Cover Sheet

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

David L. Jungmann, PO Box 329, Greenfield, IA 50849, Phone: (641) 743-6195

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

Nick and Alicia Tussey, 1363 120th St., Creston, IA 50801

✓ **Return Document To:** (name and complete address)

David L. Jungmann, PO Box 329, Greenfield, IA 50849

**Grantors:**

Larry Ray Sevier

**Grantees:**

Nick Jeffrey Tussey and Alicia Renea Tussey

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** n/a

**WARRANTY DEED - JOINT TENANCY**

For the consideration of One (\$1.00)----- Dollar(s) and other valuable consideration, **Larry Ray Sevier**, widowed and single does hereby Convey to **Nick Jeffrey Tussey and Alicia Renea Tussey**, husband and wife, as Joint Tenants with Full Rights of Survivorship and Not as Tenants in Common as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

**The West Half of the Southwest Quarter (W½SW¼) of Section Seventeen (17), Township Seventy-four (74) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel C of the SW¼ of 17-74-29 as shown in Plat of Survey recorded in Book 2015 at Page 3548.**

**Owner of Parcel C reserves an easement for water line, well, and meter pit, including rights of ingress and egress to use, maintain, repair, and replace the water line, well, pump, and meter north of Parcel C.**

**This deed is exempt according to Iowa Code 428A.2(10). This deed conveys only the dower interest and supplements the Court Officer Deed from the Estate of Shirley J. Sevier. The transfer stamp is carried on the Court Officer Deed.**

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: 1/25/16

Larry Ray Sevier  
Larry Ray Sevier (Grantor)

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, COUNTY OF Adair

This record was acknowledged before me this 25<sup>th</sup> day of January, 2016, by Larry Ray Sevier.

Beth Scheel  
Signature of Notary Public

