



Document 2016 884

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Date 4/11/2016 Time 12:19:22PM

Rec Amt \$12.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Taxpayer Information: (Name and complete address)

✓ Bradley R. and Rebecca J. Parker
616 E. Green Street
Winterset, Iowa 50273

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Ray Parker, Jr.
Sandra K. Parker

Grantees:

Bradley R. Parker
Rebecca J. Parker

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration,
RAY PARKER, Jr. and SANDRA K. PARKER, husband and wife,

BRADLEY R. PARKER and REBECCA J. PARKER, husband and wife,

do hereby Convey to _____ as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in Madison County, Iowa:

Parcel "J" in the Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 24, Township 75
North, Range 28 West of the 5th P.M., Madison County, Iowa, containing 4.54 acres, more or less, as
shown by the Plat of Survey recorded in Book 2016, Page 658, in the Office of the Recorder of
Madison County, Iowa.

This is a transfer from parents to child for monetary consideration of less than \$500; therefore, this
transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater
hazard statement filing requirements pursuant to Section 428A.2(11) and (21), Code of 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: April 11, 2016

Ray Parker, Jr.
Ray Parker, Jr. (Grantor)

Sandra K. Parker
Sandra K. Parker (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on April 11, 2016, by Ray Parker, Jr.
and Sandra K. Parker

Kerry B. Staples
, Notary Public

