



Document 2016 2276

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Date 8/04/2016 Time 1:55:42PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$234.40

Rev Stamp# 309 DOV# 314

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



## WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$147,000

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

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

1/2

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

Richard W. Mutchler and Martha Mutchler  
1898 - 105th Street  
Earlham, Iowa 50072

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

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

**Grantors:**

Kenneth P. Wilder  
Lois D. Wilder

**Grantees:**

Richard W. Mutchler  
Martha Mutchler

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



WARRANTY DEED
JOINT TENANCY

For the consideration of \$147,000.00 Dollar(s) and other valuable consideration, KENNETH P. WILDER and LOIS D. WILDER, husband and wife, do hereby Convey to RICHARD W. MUTCHLER and MARTHA MUTCHLER, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

A parcel of land in the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, more or less, as shown in Plat of Survey filed in Book 2, Page 259 on August 20, 1991, 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 on August 1, 2016

Handwritten signature of Kenneth P. Wilder
Kenneth P. Wilder(Grantor)

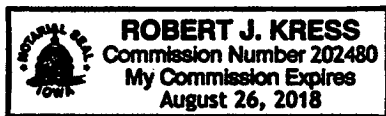
Horizontal line for signature and (Grantor)

Handwritten signature of Lois D. Wilder
Lois D. Wilder(Grantor)

Horizontal line for signature and (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 1, 2016, by Kenneth P. Wilder and Lois D. Wilder



Handwritten signature of Robert J. Kress
Signature of Notary Public