



Document 2016 2931

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Date 10/03/2016 Time 12:28:07PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$263.20  
Rev Stamp# 390 DOV# 390

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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

WF27988

\$165,000

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

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

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

Amanda and Bon Beeler  
1370 Adair-Madison Avenue  
Dexter, Iowa 50070

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

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

**Grantors:**

Jonathan J. Cornish  
Rochelle S. Cornish

**Grantees:**

Amanda Beeler  
Bon Beeler

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of \$165,000.00 and no/100ths----- Dollar(s) and other valuable consideration, JONATHAN J. CORNISH and ROCHELLE S. CORNISH, husband and wife, do hereby Convey to AMANDA BEELER and BON BEELER, wife and husband, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcels "B" and "C" located in the Northwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-seven (77), Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.01 acres each, as shown in Plat of Survey filed in Book 2015, Page 1741 on June 24, 2015, 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 September 27, 2016

Jonathan J. Cornish
Jonathan J. Cornish(Grantor)

(Grantor)

Rochelle S. Cornish
Rochelle S. Cornish(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 27, 2016, by Jonathan J. Cornish and Rochelle S. Cornish



Tami Rice
Signature of Notary Public