

**BK: 2016 PG: 2983**  
**Recorded: 10/6/2016 at 11:00:09.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$0.00**  
**LISA SMITH 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)

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

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

Randall C. and Diana M. Lillie  
550 4th Street N.E.  
Earlham, Iowa 50072

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

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

**Grantors:**

Jeffrey M. Lillie  
Jessica L. Lillie

**Grantees:**

Randall C. Lillie  
Dianna M. Lillie

**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, JEFFREY M. LILLIE and JESSICA L. LILLIE, husband and wife,  
do hereby Convey to  
RANDALL C. LILLIE and DIANNA M. LILLIE, 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:

The North 106 feet of the South 186 feet of the East 180 feet of Out Lot Three (3) of Out Lots to Academy Addition to the Town of Earlham, Madison County, Iowa.

Monetary consideration is 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(10) 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 on October 5, 2016

*Jeffrey M. Lillie*  
Jeffrey M. Lillie(Grantor)

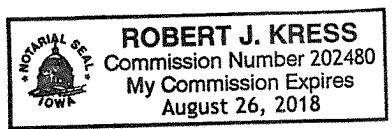
\_\_\_\_\_  
(Grantor)

*Jessica L. Lillie*  
Jessica L. Lillie(Grantor)

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

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 5, 2016, by Jeffrey M. Lillie and Jessica L. Lillie



*Robert J. Kress*  
Signature of Notary Public