



**BK: 2016 PG: 3440**  
**Recorded: 11/15/2016 at 2:58:07.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$428.00**  
**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)

Shane and Paula Edwards  
2467 St. Charles Road  
Winterset, Iowa 50273

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

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

**Grantors:**

George J. Potzner  
Julie R. Potzner

**Grantees:**

Shane Edwards  
Paula Edwards

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of \$268,000.00 and no/100ths----- Dollar(s) and other valuable consideration, GEORGE J. POTZNER and JULIE R. POTZNER, husband and wife, do hereby Convey to SHANE EDWARDS and PAULA EDWARDS, 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 East Half of the Northeast Quarter (E 1/2 NE 1/4) of Section 8, Township 74 North, Range 26 West of the 5th P.M., Madison County, Iowa, which includes Parcel "A", located therein, containing 36.930 acres, as shown in Plat of Survey filed in Book 2003, Page 3257 on June 4, 2003, in the Office of the Recorder of Madison County, Iowa.

This deed is given in fulfillment of a recorded real estate contract by and between the grantors and grantees recorded on September 9, 2015 in Book 2015, Page 2642, in the Office of the Recorder of Madison County, Iowa. Since this deed is give in fulfillment of a recorded real estate contract this transfer is exempt from declaration of value and groundwater hazard statement filing requirements. The covenants contained in paragraph 20 (a), (b), and (c) of said real estate contract shall survive the execution and delivery of this 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 on November 11, 2016

Handwritten signatures of George J. Potzner and Julie R. Potzner.

George J. Potzner(Grantor)

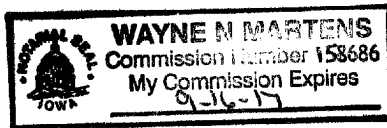
(Grantor)

Julie R. Potzner(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 11, 2016, by George J. Potzner and Julie R. Potzner



Handwritten signature of Notary Public and the text 'Signature of Notary Public'.