

Document 2016 3945

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LISA SMITH, COUNTY RECORDER

MADISON COUNTY 10WA



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)

Kevin M. and Shelley S. Flaherty 802 Lake

Alta, Iowa 51002

Keturn Document To: (Name and complete address)

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

Grantors:

Paul F. Cain Kelly Jo Cain **Grantees:**

Kevin M. Flaherty Shelley S. Flaherty

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

		287,040.00 and no/100t d KELLY JO CAIN, hu	•	ollar(s) and other valuable
	· · · · · · · · · · · · · · · · · · ·			do hereby Convey to
KEVIN M. FLAH	IERTY and SHE	LLEY S. FLAHERTY	, husband and wife,	
with Full Dights o	f Curviyarahin	and not as Tanants in C	ommon the following	as Joint Tenants
_	County, Iow		ommon, the following	ng described real estate in
An undivided 80%	6 interest in and	to:		
Real estate descri	oed on Exhibit ".	A" attached hereto and	by this reference inc	orporated herein.
real estate by title estate; that the rea and grantors Cove except as may be homestead and diacknowledgment I feminine gender, a	in fee simple; to a state is free and to Warrant above stated. Is stributive share thereof, shall be	that they have good and clear of all liens and and Defend the real exact of the undersign in and to the real exact construed as in the sincontext.	d lawful authority to encumbrances excep estate against the law ned hereby relinquis state. Words and p	est, that grantors hold the o sell and convey the real of as may be above stated; wful claims of all persons shes all rights of dower, ohrases herein, including ther, and as masculine or
		(Grantor)	Tank	Paul F. Cain (Grantor)
		(Grantor)	Kelly	Jo Carr Kelly Jo Cain (Grantor)
		, COUNTY OF lged before me onDo		6, by Paul F. Cain and
	ş.	BRITTA L THORNBUR Commission Number 7941 My Commission Expires	G Signature	Shounderry Public

Exhibit "A"

Parcel "C", a part of Government Lot Six (6) of the Government Subdivision of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, AND Parcel "A" located in the North Half (½) of the Northwest Quarter (¼) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, both parcels containing a combined 63.71 acres, and both parcels as shown in Plat of Survey filed in Farm Plat Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.