

Document 2016 3946

Book 2016 Page 3946 Type 03 001 Pages 3 Date 12/21/2016 Time 11:22:23AM

Rec Amt \$17.00 Aud Amt \$10.00

Rev Transfer Tax \$114.40 Rev Stamp# 521 DOV# 522

LISA SMITH, COUNTY RECORDER

MADISON COUNTY 10WA

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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)

Kenneth M. and Susan M. Flaherty 28665 Hickory Lodge Drive Van Meter, Iowa 50261

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:**

Kenneth M. Flaherty Susan M. Flaherty

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$71,760.00 and no/100t consideration, PAUL F. CAIN and KELLY JO CAIN, h	
consideration, 1710E1. Office and the BEB1 to Office, in	do hereby Convey to
KENNETH M. FLAHERTY and SUSAN M. FLAHERT	
	as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in C Madison County, Iowa:	Common, the following described real estate in
An undivided 20% interest in and to:	
Real estate described on Exhibit "A" attached hereto and	l by this reference incorporated herein.
Grantors do Hereby Covenant with grantees, and real estate by title in fee simple; that they have good an estate; that the real estate is free and clear of all liens and and grantors Covenant to Warrant and Defend the real except as may be above stated. Each of the undersig homestead and distributive share in and to the real eacknowledgment hereof, shall be construed as in the si feminine gender, according to the context. Dated on December , 2016 (Grantor)	nd lawful authority to sell and convey the real dencumbrances except as may be above stated; estate against the lawful claims of all persons and hereby relinquishes all rights of dower, estate. Words and phrases herein, including
(Grantor)	(Kelly Jo Cain (Grantor)
STATE OF IOWA, COUNTY OF This record was acknowledged before me on D Kelly Jo Cain	
BRITTA L THORNBURG Commission Number 794173 My Commission Expires	Signature of Notary 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 (½) 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.