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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 304

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$200,000.⁰⁰



WARRANTY DEED - JOINT TENANCY

Return to: Larry L. Anfinson, Anfinson & Luce, P.L.C., 726 W. 4th St., Waterloo, IA 50702

Preparer: Larry L. Anfinson, Anfinson & Luce, P.L.C., 726 W. 4th St., Waterloo, IA 50702, (319) 235-9507

Taxpayer: Skylar C./Lindsay M. Speer, 3137 Valleyview Trail, Prole, IA 50229

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Arthur Hayes, Jr. and Joyce E. Hayes, husband and wife

do hereby Convey to

Skylar Speer and Lindsay Speer, f/k/a Lindsay Junk, 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 Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-eight (28), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa. Subject to easements, restrictions, covenants, ordinances and limited access provisions of record.

This Joint Tenancy Warranty Deed is in satisfaction of a Real Estate Contract between the parties dated July 24, 2014, and filed for record August 12, 2014, in Book 2014, Page 2000, and therefore is exempt from the filing of a Declaration of Value and Groundwater Hazard Statement.

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 July 12, 2017

→ Arthur Hayes, Jr.
Arthur Hayes, Jr. (Grantor)

Joyce E. Hayes
Joyce E. Hayes (Grantor) ←

STATE OF IOWA, COUNTY OF Scott ←

This record was acknowledged before me on July 12, 2017, by Arthur Hayes, Jr. and Joyce E. Hayes, husband and wife

→ Pamela S. Hingtgen
Signature of Notary Public

