



Document 2017 3401

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Rec Amt \$17.00 Aud Amt \$5.00

Rev Transfer Tax \$471.20

Rev Stamp# 467 DOV# 476

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



## 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)

Lucas M. and Greta B. McNair  
545 E. First Street  
Earlham, Iowa 50072

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

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

**Grantors:**

Lori L. McNair

**Grantees:**

Lucas M. McNair  
Greta B. McNair

**Legal description:** See Page 2

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



**WARRANTY DEED  
JOINT TENANCY**

For the consideration of 295,000.00 Dollar(s) and other valuable consideration, LORI L. McNAIR, a married person do hereby Convey to LUCAS M. McNAIR and GRETA B. McNAIR, 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:

Lots One (1), Two (2), Three (3), Four (4) and Five (5) in Block Two (2) of B.F. Allen's Addition to the Town of Earlham, Iowa, and a tract commencing at the Northeast Corner of said Lot One (1) and running thence West 150 feet, thence North 40 feet, thence East 230 feet, thence South 340 feet, thence West 80 feet to the Southeast Corner of said Lot Five (5), thence North 300 feet to the point of beginning,

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 27, 2017

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

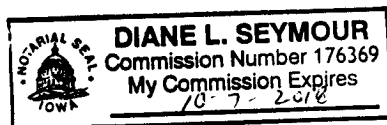
Lori L. McNair  
Lori L. McNair (Grantor)

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

Lloyd Dale McNair  
Lloyd Dale McNair (Grantor)

Releasing Dower and Homestead Interest

STATE OF IOWA, COUNTY OF Dallas  
This record was acknowledged before me on October 27, 2017, by Lori L. McNair



Diane L. Seymour  
Signature of Notary Public

STATE OF IOWA, COUNTY OF Dallas  
This record was acknowledged before me on October 27, 2017, by Lloyd Dale  
McNair



Diane L. Seymour  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

**REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS**

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
This record was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_  
\_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_

\_\_\_\_\_  
Signature of Notary Public