



Document 2017 3502

Book 2017 Page 3502 Type 03 001 Pages 2

Date 11/07/2017 Time 2:29:14PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$17.60

Rev Stamp# 483 DOV# 493

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX ✓  
ANNO  
SCAN  
CHEK



### WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

\$11220.00

**Preparer Information:** (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067;  
Phone: (515) 462-4912

**Taxpayer Information:** (Name and complete address)

James B. Tiernan, II and Courtney L. Tiernan, 4425 71st Street, Urbandale, IA 50322

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

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

**Grantors:**

Mary Suzanne Smith

**Grantees:**

James B. Tiernan, II  
Courtney L. Tiernan

**Legal description:** See Page 2

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

N/A



WARRANTY DEED
JOINT TENANCY

For the consideration of \$11,220.00 Dollar(s) and other valuable consideration, Mary Suzanne Smith and Bruce A. Smith, Wife and Husband,

do hereby Convey to James B. Tiernan, II and Courtney L. Tiernan,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: An undivided One-half (1/2) interest in and to: Parcel "D" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 7.484 acres, as shown in Plat of Survey filed in Book 3, Page 521 on December 8, 1999, in the Office of the Recorder of Madison County, Iowa.

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 6, 2017

Mary Suzanne Smith (Grantor)

Bruce A. Smith (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Mahaska

This record was acknowledged before me on November 6, 2017, by Mary Suzanne Smith and Bruce A. Smith



Signature of Notary Public