



BK: 2018 PG: 381
Recorded: 2/2/2018 at 3:28:01.0 PM
Fee Amount: \$17.00
Revenue Tax: \$152.80
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Aaron M. Hubbard, 2900 100th Street Suite 209, Urbandale, IA 50322, Phone: (515)
222-1700

Taxpayer Information: (Name and complete address)

Linda Craven and Samuel Craven, 1646 Prairie View Court, Van Meter, IA 50261

Return Document To: (Name and complete address)

Aaron M. Hubbard, 2900 100th Street Suite 209, Urbandale, IA 50322

Grantors:

James L. Thalacker

Grantees:

Samuel Craven
Linda Craven

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, James L. Thalacker, a single person

do hereby Convey to Samuel Craven and Linda Craven, a married couple

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

Lot Four (4) of the Replat of Guye Woods Overlook Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4), and in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), and in the South Half (1/2) of the Northeast Quarter (1/4) of Section Four (4), ALL in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa

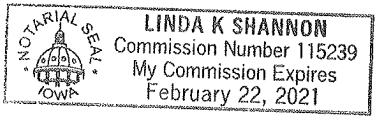
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 2/18 Feb 01

James L. Thalacker(Grantor)
(Grantor)

(Grantor)
(Grantor)

STATE OF IOWA, COUNTY OF Polk.
This record was acknowledged before me on 2-1-18, by James L. Thalacker, a single person



Signature of Notary Public