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LISA SMITH, COUNTY 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)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

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

Samuel H. and Annie B. Braland  
P.O. Box 254  
Earlham, Iowa 50072

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

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

**Grantors:**

Annie B. Braland

**Grantees:**

Samuel H. Braland  
Annie B. Braland

**Legal description:** See Page 2

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



WARRANTY DEED
JOINT TENANCY

For the consideration of 1.00 and no/100ths----- Dollar(s) and other valuable consideration, ANNIE B. BRALAND and SAMUEL H. BRALAND, wife and husband, do hereby Convey to SAMUEL H. BRALAND and ANNIE B. BRALAND, 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:

Lot One (1) and the North 33 Feet of Lot Two (2) in Block Two (2) of Nicholson's Addition to the Town of Earlham, Madison County, Iowa.

This is a conveyance between wife and husband for the private partition of property and for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 April 11, 2018

Annie B. Braland (Grantor)

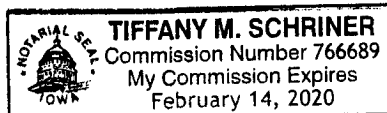
Samuel H. Braland (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on April 11, 2018, by Annie B. Braland and Samuel H. Braland



TMSchriener
Signature of Notary Public