

BK: 2018 PG: 1691
Recorded: 5/29/2018 at 1:45:42.0 PM
Fee Amount: \$17.00
Revenue Tax: \$0.00
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)

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

Taxpayer Information: (Name and complete address)

Garry G. and Julie A. Naberhaus
1160 Cottonwood Avenue
Dexter, Iowa 50070

Return Document To: (Name and complete address)

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

Grantors:

Garry G. Naberhaus
Julie A. Naberhaus

Grantees:

Garry G. Naberhaus
Julie A. Naberhaus

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, GARRY G. NABERHAUS and JULIE A. NABERHAUS, husband and wife, do hereby Convey to GARRY G. NABERHAUS and JULIE A. NABERHAUS, 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 North One-half of the Northwest Quarter (N1/2 NW1/4) and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 9, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa.

And The West 89 acres of the Southwest Quarter of Section 9, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" of the Survey of the SW1/4 of Section 9, Township 77 North, Range 29 West of the 5th P.M., Madison County, Iowa, as shown in Plat Survey Book 3, Page 516, in the Office of the Recorder of Madison County, Iowa.

This is a transfer between husband and wife 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(11), 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 May 29, 2018

Garry G. Naberhaus (Grantor) signature and name

Julie A. Naberhaus (Grantor) signature and name

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 29, 2018, by Garry G. Naberhaus and Julie A. Naberhaus

Signature of Notary Public

