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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 133 DOV# 139

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273, Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Stephen F. Dryden and Patricia L. Dryden, 33446 Waterberry Circle, Wauke, IA 50263

Return Document To: (Name and complete address)

John E. Casper, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273

Grantors:

C. A. Good, Jr.
Teresa Good

Grantees:

Stephen F. Dryden
Patricia L. Dryden

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$200,000.00----- Dollar(s) and other valuable consideration,
C.A. Good and Teresa Good, Husband and Wife,

do hereby Convey to
Stephen F. Dryden and Patricia L. Dryden, 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:

Parcel "F" located in the West Half (W $\frac{1}{2}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirteen (13), Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, containing 3.73 acres, as shown in Plat of Survey filed in Book 2009, Page 3227 on October 28, 2009, in the Office of the Recorder of Madison County, Iowa; AND Parcel "M" located in the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Thirteen (13), containing 1.00 acres, as shown in Plat of Survey filed in Book 2010, Page 1039 on May 6, 2010, 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: May 2, 2012

C.A. Good, Jr.

(Grantor)

Teresa Good

(Grantor)

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on May, 2012, by C.A. Good, Jr.
and Teresa Good

_____, Notary Public

