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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

Michael L. and Kathleen F. McLaughlin
245 N.W. Poplar Avenue
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Michael L. McLaughlin

Grantees:

Michael L. McLaughlin
Kathleen F. McLaughlin

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One and no/100ths (\$1.00)----- Dollar(s) and other valuable consideration,
Michael L. McLaughlin also known as Mike McLaughlin and Kathleen F. McLaughlin, husband and
wife, do hereby Convey to
Michael L. McLaughlin and Kathleen F. McLaughlin, 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:

A parcel of land being Maple Street R.O.W. as it lies across old Railroad Depot grounds in the City of Earlham, Madison
County, Iowa, more particularly described as follows: Beginning at the Northeast Corner of Lot 1, Block 14, Original
Town of Earlham, Madison County, Iowa; thence, along the East line of Block 14 extended North 01°20'27" East 105.00 feet to a
point 50.0 feet Southerly of the centerline of the main track of the existing railroad; thence, along a line 50.0 feet Southerly
of and parallel with said centerline, South 79°16'04" East 81.06 feet; thence South 01°20'27" West 113.26 feet to the
Northwest Corner of Lot 2, Block 13, Original Town of Earlham; thence North 73°37'14" West 82.81 feet to the Point of
Beginning. Said parcel of land contains 8,728 square feet.

This is a conveyance between husband and wife 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: August 7, 2012

Michael L. McLaughlin
Michael L. McLaughlin

(Grantor)

Kathleen F. McLaughlin
Kathleen F. McLaughlin

(Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 7, 2012, by Michael L.
McLaughlin and Kathleen F. McLaughlin



Diane G. Williamson
Diane G. Williamson, Notary Public