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Book 2012 Page 2341 Type 03 001 Pages 2

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Rev Transfer Tax \$423.20

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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

265,000.00

Preparer Information: (Name, address and phone number)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515)
223-6000

Taxpayer Information: (Name and complete address)

Scott and Jennifer Allen, 3365 Settlers Avenue, Truro, Iowa 50257

Return Document To: (Name and complete address)

Brett T. Osborn, 974 73rd Street, Ste. 20, Windsor Heights, IA 50324, Phone: (515)
223-6000

Grantors:

Joseph S. Ferezy
Kathleen A. Ferezy

Grantees:

Scott L. Allen
Jennifer J. Allen

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Joseph S. Ferezy and Kathleen A. Ferezy, husband and wife,

do hereby Convey to
Scott L. Allen and Jennifer J. Allen, 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 West Half (1/2) of the Southwest Quarter (1/4) of Section Thirty-six (36), Township Seventy-four
(74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the
North 20 Acres of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Thirty-six
(36), as shown in Plat of Survey filed in Book 2004, Page 1468 on April 6, 2004, 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: 8-9-12

Joseph S. Ferezy
Joseph S. Ferezy (Grantor)

Kathleen A. Ferezy
Kathleen A. Ferezy (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk

This instrument was acknowledged before me on _____, by Joseph S.
Ferezy and Kathleen A. Ferezy, husband and wife.

Brett T. Osborn
, Notary Public

