



Document 2012 3744

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 Date 12/11/2012 Time 2:01 PM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$197.60
 Rev Stamp# 375 DOV# 397
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA

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 Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
 THIS FORM, CONSULT YOUR LAWYER

Return To: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: James H. Balsley, Jr. and Diane Lynn Balsley, 2264 St. Charles Rd., Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$123,600.00----- Dollar(s) and other valuable consideration,
Teresa M. Hendricks, Single,

do hereby
Convey to James H. Balsley, Jr. and Diane Lynn Balsley,

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 Two (2) Acres of the South Four (4) Acres of Lot Seven (7) of the Subdivision of the West Half (W 1/2) of the Northeast Quarter (NE 1/4) of Section Seven (7), in Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, as shown by Plat of Survey recorded in Deed Record 8, Page 284 on April 9, 1873, in 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: December 3, 2012

Teresa M. Hendricks
 (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on December 3, 2012, by Teresa M. Hendricks

Vicki J Roberts
 , Notary Public



(This form of acknowledgment for individual grantor(s) only)