



Document 2013 278

Book 2013 Page 278 Type 03 001 Pages 2

Date 1/24/2013 Time 1:04 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$295.20

Rev Stamp# 22

INDX ✓

ANNO ✓

SCAN

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)

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

Taxpayer Information: (Name and complete address)

Scott and Carolyn Oakes, 32567 335th Street, Waukee, Iowa 50263

✓ Return Document To: (Name and complete address)

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

Grantors:

Ted H. Grauer
Cheri Lynn Grauer

Peoples Company
Attn: Matt Adams
1300 50th St Suite 106
West Des Moines, IA 50266

Grantees:

Scott Oakes
Carolyn R. Oakes

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,
Ted H. Grauer and Cheri Lynn Grauer, husband and wife,

do hereby Convey to
Scott Oakes and Carolyn R. Oakes, 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 Half (1/2) of the Northeast Quarter (1/4) of Section Twenty-one (21), Township
Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa,
EXCEPT Parcel "B" located in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of said
Section Twenty-one (21), containing 8.93 acres as shown in Plat of Survey filed in Book 2012, Page
3865 on December 19, 2012, in the Office of the Recorder of Madison County, Iowa.

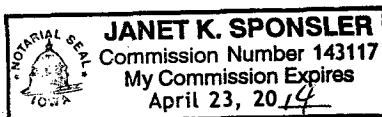
This deed is being given in satisfaction of a Real Estate Contract dated December 31, 2012, and
recorded December 31, 2012, in Book 2012, Page 4050, of the Polk County Recorder's Office.

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: 1/22/2013

TED H. GRAUER By Robert Wilkening for Cheri Lynn Grauer
Ted H. Grauer (Grantor) Cheri Lynn Grauer (Grantor)
by Robert Wilkening
Attorney in Fact for Ted H. Grauer (Grantor)

STATE OF IOWA, COUNTY OF Polk
This instrument was acknowledged before me on January 22, 2013 by Ted H. Grauer
and Cheri Lynn Grauer, husband and wife. by Robert Wilkening
Attorney in Fact



Janet K. Sponsler
Janet K. Sponsler, Notary Public