



Document 2016 750

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Date 3/30/2016 Time 11:25:19AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$78.40

Rev Stamp# 88

INDX ✓

ANNO ✓

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$49,108.60

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION

Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067 Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Ryan Alexander and Sarah K. Alexander, 1615 Walnut Wood Drive, West Des Moines, IA 50265

✓ Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Timothy V. Alexander

Sandra R. Alexander

Grantees:

Ryan Alexander

Sarah K. Alexander

Legal description: See Page 2

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

WARRANTY DEED - JOINT TENANCY

For the consideration of \$49,108.60----- Dollar(s) and other valuable consideration,
Timothy V. Alexander and Sandra R. Alexander, Husband and Wife,
 _____ do hereby Convey to
Ryan Alexander and Sarah K. Alexander,

Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in _____ Madison _____ County, Iowa:

Lot Fourteen (14) of Bennett Farms Subdivision located in the North Half (½) of the Northeast Quarter (¼) and in the Northeast Quarter (¼) of the Northwest Quarter (¼) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa.

This Deed is in fulfillment of the Real Estate Contract Installments dated March 20, 2007 and filed for record with the Madison County Recorder's Office on March 21, 2007 in Book 2007 at Page 1153; and, the Amendment to Real Estate Contract, which Amendment is dated May 23, 2012 and filed for record with the Madison County Recorder's Office on June 1, 2012 in Book 2012 at Page 1592.

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: March 26, 2016


Timothy V. Alexander (Grantor)

Sandra R. Alexander
Sandra R. Alexander (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 26 day of March, 2016, by
Timothy V. Alexander and Sandra R. Alexander

Laurence C Watts
Signature of Notary Public

