



Document 2016 2064

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Date 7/18/2016 Time 2:41:50PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$79.20

Rev Stamp# 275 DOV# 280

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

Prepared by: James L. Bergkamp, Jr., ICIS #AT0000823
218 S. 9th St., P.O. Box 8, Adel, IA 50003
Phone (515)993-1000

Send Tax Statement to: Stacy M. Soper and Karla J. Soper
1867 Summerhill Trail, Winterset, IA 50273

Return to: Stacy M. Soper and Karla J. Soper
1867 Summerhill Trail, Winterset, IA 50273

\$50,000

WARRANTY DEED – JOINT TENANCY

For the consideration of One and no/100 (\$1.00) Dollar(s) and other valuable consideration, Nicholas E. Hall and Angela Marie Hall, husband and wife, (Grantors) do hereby Convey to Stacy M. Soper and Karla J. Soper, husband and wife, (Grantees) as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

Parcel "C", a part of said Parcel "A", located in the Northeast Quarter (¼) of the Southeast Quarter (¼) of said Section Eighteen (18), containing 5.87 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 1488 on May 31, 2016 in the Office of the Recorder of Madison County, Iowa,

subject to any easements and restrictions of record.

Document or instrument number of previously recorded documents: Book 2003, Page 5784

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.

STATE OF IOWA, COUNTY OF Dallas, ss: Dated: 7/15/16

This instrument was acknowledged before me on

July 15, 2016, by

Nicholas E. Hall and Angela Marie Hall, husband and wife.

Nicholas E. Hall

(Grantor)

Angela Marie Hall

(Grantor)

Shane Boston, Notary Public

