



Document 2018 4212

Book 2018 Page 4212 Type 03 001 Pages 1

Date 12/26/2018 Time 10:58:40AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$455.20

Rev Stamp# 562 DOV# 562

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

WARRANTY DEED - JOINT TENANCY



Return to: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273

Preparer: Jerrold B. Oliver, P.O. Box 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Joshua A. and Andrea James, 4119 138th Street, Urbandale, IA 50323

For the consideration of ---\$285,000.00--- Dollar(s) and other valuable consideration, Leo P. King, single individual

Joshua A. James and Andrea M. James do hereby Convey to

Joshua A. James and Andrea M. James as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "A" located in the East Half (1/2) of the Northwest Quarter (1/4) and in the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 32.206 acres, as shown in Plat of Survey filed in Plat Book 2, Page 723 on October 2, 1996, 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 on 12-20-2018

Leo P. King
Leo P. King (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on December 20, 2018, by Leo P. King



Alice Parker
Signature of Notary Public