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Pages 2
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

Taxpayer Information: (Name and complete address)

Loyde F. and Reta J.S. Brown
2722 - 235th Street
St. Charles, Iowa 50240

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Loyde F. Brown

Grantees:

Loyde F. Brown
Reta J. Scott Brown

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of \$1.00 and no/100ths----- Dollar(s) and other valuable consideration, LOYDE F. BROWN and RETA J. SCOTT BROWN, husband and wife,
_____ do hereby Convey to
LOYDE F. BROWN and RETA J. SCOTT BROWN, 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 West Half of the Southwest Quarter (W½ SW¼) and the East Half of the Southwest Quarter of the Northwest Quarter (E½ SW¼ NW¼) of Section 12, Township 75 North, Range 27 West of the 5th P.M., Madison County, Iowa.

This is a transfer between husband and wife for the private partition of property and for monetary consideration of less than \$500; therefore, this transfer is exempt from the Iowa real estate transfer tax and declaration of value and groundwater hazard statement filing requirements pursuant to Section 428A.2(21), Code of 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 June 18, 2019

(Grantor)

Loyde F. Brown
Loyde F. Brown (Grantor)

(Grantor)

Reta J. Scott Brown
Reta J. Scott Brown (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on June 18, 2019, by Loyde F. Brown
and Reta J. Scott Brown

[Signature]
Signature of Notary Public

