

Prepared by: _____

Address tax statement to: _____

Exempt from Transfer Tax: Chapter 428A.2, Subsection _____

WARRANTY DEED

(Separate Property of one to both as joint tenants)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, _____, an individual, ☐ married ☐ unmarried, hereinafter referred to as Grantor, does hereby convey, sell, bargain, and warrant unto _____ and _____, Husband and Wife, as joint tenants with right of survivorship, remainder to the survivor of them, their natural heirs and assigns forever, hereinafter Grantee, whether one or more, the following lands and property, together with all improvements located thereon, lying in the County of _____, State of Iowa, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of _____ County, Iowa.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, and not as tenants in common, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this the ____ day of _____, 20 ____.

Grantor

Type or Print Name

STATE OF IOWA

COUNTY OF _____

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, to me known to be the persons named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.

Notary Public

Print Name: _____

(Seal, if any)

My commission expires:

Grantor(s) Name, Address, phone:

Grantee(s) Name, Address, phone: