



Document 2015 2049

Book 2015 Page 2049 Type 03 001 Pages 2
Date 7/22/2015 Time 10:16:05AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$238.40
Rev Stamp# 229

INDX ✓
ANNO ✓
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Jerrold B. Oliver

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Michael Kelly, 1101 W. Jefferson, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Michael Kelly and Nancy Kelly, 1101 W. Jefferson, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of \$149,500.00 Dollar(s) and other valuable consideration,
Charles F. Tibben and Kimberly Tibben, Husband and Wife

do hereby

Convey to Michael Kelly and Nancy Kelly

as Joint

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

See 1 in Addendum

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: 7-13-15

Charles F. Tibben

Charles F. Tibben (Grantor)

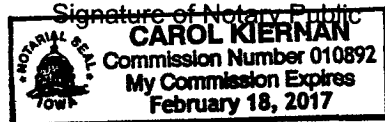
Kimberly Tibben

Kimberly Tibben (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 13 day of July, 2015, by
Charles F. Tibben and Kimberly Tibben

Carol Kiernan



Addendum

1. A tract of land commencing 871 feet and 8 inches West and 553 feet South of the Northeast Corner of the Southwest Quarter (SW¹/₄) of Section Thirty-six (36) in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, thence South 173 feet to the middle of the road, thence West 131 feet, thence North 173 feet, thence East 131 feet to the point of beginning.



This Deed is given in satisfaction of a Real Estate Contract from Dale E. Tuttle and Nancy L. Tuttle, to Michael Kelly and Nancy Kelly, recorded on December 3, 2009, in Book 2009, Page 3670 of the Recorder's Office of Madison County, Iowa, which contract has been previously assigned to Grantor.