

BK: 2016 PG: 747
Recorded: 3/30/2016 at 11:08:24.0 AM
Fee Amount: \$12.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Dustin James Welshons, 607 S. 4th Avenue, Adel, IA 50003

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

Taxpayer: Dustin James Welshons, 607 S. 4th Avenue, Adel, IA 50003

For the consideration of \$1 Dollar(s) and other valuable consideration, James L. Welshons and Jan Marie Welshons, Husband and Wife

Dustin James Welshons do hereby Convey to

Madison County, Iowa: Lot Two (2) of Welshons Woods located in the Northwest Fractional Quarter of the Northwest Quarter of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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.

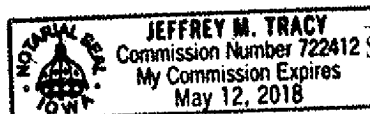
Dated on March 30/2016

James L. Welshons
James L. Welshons (Grantor)

Jan Marie Welshons
Jan Marie Welshons (Grantor)

STATE OF IOWA, COUNTY OF Dallas

This record was acknowledged before me on 3-30-16, by James L. Welshons and Jan Marie Welshons



Jeffrey M. Tracy
Signature of Notary Public