



BK: 2016 PG: 1878
Recorded: 7/1/2016 at 11:40:46.0 AM
Fee Amount: \$17.00
Revenue Tax: \$367.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: 515-453-4771

Return to:

Todd A. Guessford, 1321 W Court Ave, Winterset, IA 50273

Mail tax statements to:

Todd A. Guessford, 1321 W Court Ave, Winterset, IA 50273

Order No.: MES-65271/KR

WARRANTY DEED

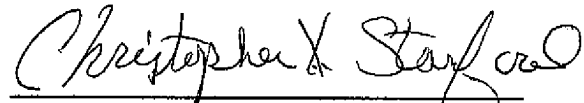
Legal: **Lot 3 in Corkrean's Second Addition to the City of Winterset, Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Christopher V. Stanford a/k/a Chris V. Stanford, a single person**, does hereby convey unto **Todd A. Guessford, a single person, and Kimberly D. Freese, a single person, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.


Christopher V. Stanford

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on June 25 2016 by Christopher V. Stanford a/k/a Chris V. Stanford, a single person.




Notary Public in and for said State