



Document 2016 1867

Book 2016 Page 1867 Type 03 001 Pages 2
Date 6/30/2016 Time 3:32:27PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$319.20
Rev Stamp# 244 DOV# 251

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



1 x 2

WARRANTY DEED - JOINT TENANCY

Return to: Mark L. Smith, POB 230, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Aaron E. and Ruby J. Beechy, 3340 U.S Highway 169, Lorimor, IA 50149

For the consideration of -----\$200,000.00----- Dollar(s) and other valuable consideration, Katherine Ann Proffitt and Douglas Proffitt, Husband and Wife:

do hereby Convey to
Aaron E. Beechy and Ruby J. Beechy,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: The North Half (N 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) and the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Thirty-five (35), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof conveyed to the State of Iowa as shown in Warranty Deed filed in Book 104, Page 55 on July 1, 1974, in the Office of the Recorder of Madison County, Iowa.



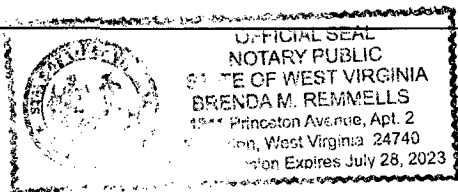
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 6/20/16

Katherine Ann Proffitt
Katherine Ann Proffitt (Grantor)

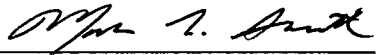
Douglas Proffitt
Douglas Proffitt (Grantor)

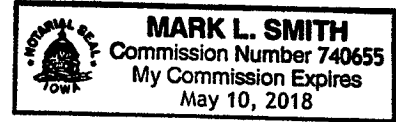
STATE OF WEST VIRGINIA, COUNTY OF ~~MADISON~~ Mercer
This record was acknowledged before me on 6/20/16, by Douglas Proffitt



Brenda M. Remmells
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 6/27/16, by Katherine Ann Proffitt


Signature of Notary Public



REPRESENTATIVE CAPACITY ACKNOWLEDGMENTS

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____
of _____

Signature of Notary Public

STATE OF _____, COUNTY OF _____
This record was acknowledged before me on _____, by _____

as _____
of _____

Signature of Notary Public