



Document 2016 2217

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$63.20
Rev Stamp# 300 DOV# 305
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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CHEK

WARRANTY DEED JOINT TENANCY
THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
Recorder's Cover Sheet

#40,000⁰⁰

Preparer Information: (name, address and phone number)

Nicholas T. Larson, 500 Main St., Osage, IA 50461, Phone: (641) 732-5554

Taxpayer Information: (name and complete address)

Jeffrey L. Luke
440 Northwest Lynn
Earlham, IA 50072

Return Document To: (name and complete address)

Nicholas. T. Larson
500 Main Street
Osage, IA 50461

Grantors:

Francisco Arciniega

Grantees:

Jeffrey L. Luke
Joy R. Luke

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Francisco Arciniega, a single person, does hereby Convey to Jeffrey L. Luke and Joy R. Luke, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The West One-third (W 1/3) of Lot Three (3), Block Three (3) of Wilson's Addition to the Town of Earlham, Madison County, Iowa, and the East Half (E 1/2) of the West Two-thirds (W 2/3) of Lot Three (3), Block Three (3) of Wilson's Addition to the Town of Earlham, Madison County, Iowa, EXCEPT the East 70 feet of the East Half (E 1/2) of the West Two-thirds (W 2/3) of Lot Three (3), Block Three (3) of Wilson's Addition to the Town of Earlham, 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: July 29, 2016

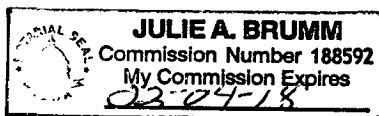
Francisco Arciniega
Francisco Arciniega (Grantor)

(Grantor)

(This form of acknowledgment for individual grantor(s) only)

STATE OF IOWA, COUNTY OF MITCHELL, ss:

This record was acknowledged before me on July 29, 2016, by Francisco Arciniega.



Julie A. Brumm
Signature of Notary Public