



BK: 2016 PG: 2569
Recorded: 9/2/2016 at 10:14:16.0 AM
Fee Amount: \$17.00
Revenue Tax: \$383.20
LISA SMITH RECORDER
Madison County, Iowa

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (3296ESP)

Return To: Russell M. Dobbins, 840 6th Street NE, Earlham, Iowa 50072

Taxpayer Information: Russell M. Dobbins, 840 6th Street NE, Earlham, Iowa 50072

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Brian L. Sheffield and Kristin J. Sheffield, husband and wife**, do hereby Convey to **Russell M. Dobbins and Eliza C. Dobbins, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Madison County, Iowa:

Lot Two (2) of Cook's Addition to the Town of Earlham, Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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.

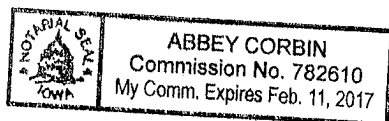
Dated: 8/29/16

Brian L. Sheffield
Brian L. Sheffield

Kristin J. Sheffield
Kristin J. Sheffield

STATE OF IOWA)
) ss:
COUNTY OF DEKALB)

On this 29 day of August, 2016, before me the undersigned, a Notary Public in and for said State, personally appeared Brian L. Sheffield and Kristin J. Sheffield, husband and wife, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.



Abbey Corbin
Notary Public in and for said State