



BK: 2017 PG: 1
Recorded: 1/3/2017 at 11:31:17.0 AM
Fee Amount: \$17.00
Revenue Tax: \$215.20
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4681

Mail tax statements and return document to:
Paul J. Mercer and Tiffany E. Mercer, 1912 Ironwood Trail, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeanette I. Scoles, a single person**, does hereby convey unto **Paul J. Mercer and Tiffany E. Mercer, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

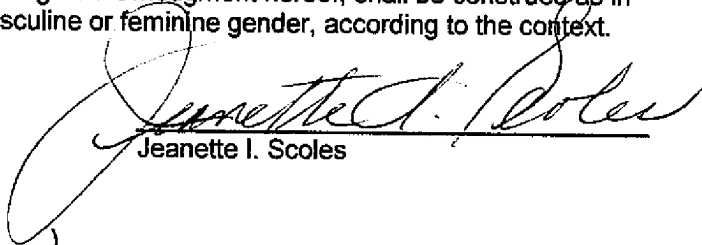
A tract of land located in the Northwest Quarter of the Northeast Quarter of Section 22, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 115.80 feet South of the North Quarter corner of said Section 22; thence South 581.3 feet; thence North 89°00' East 603.90 feet; thence North 00°23' East 570.81 feet; thence West 607.59 feet to the point of the beginning, containing 8.0094 acres

Order No.: MES-69258/MD

SUBJECT TO ANY 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.


Jeanette I. Scoles

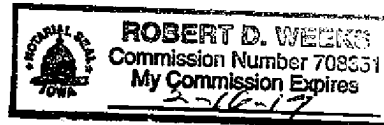
STATE OF Iowa

COUNTY OF Madison

SS:

This instrument was acknowledged before me on Dec 8 2016 by Jeanette I. Scoles, a single person.


Notary Public in and for said State



Robert D. Weeks
Comm #708351
Exp: 2-16-17