



Document 2017 296

Book 2017 Page 296 Type 03 001 Pages 4

Date 1/25/2017 Time 10:28:06AM

Rec Amt \$22.00 Aud Amt \$5.00

Rev Transfer Tax \$319.20

Rev Stamp# 40 DOV# 47

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



WARRANTY DEED - SEVERAL GRANTORS

THE IOWA STATE BAR ASSOCIATION

Official Form No. 102

Recorder's Cover Sheet

\$200,000

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

Ryan and Karly Breeding, 1520 W. Jefferson, Winterset, IA 50273

✓ **Return Document To:** (Name and complete address)

Ryan and Karly Breeding, 1520 W. Jefferson, Winterset, IA 50273

Grantors:

Robert D. Newton

Elaine Newton

Marvin Keith Newton

Mary Kay Newton

Grantees:

Ryan Breeding

Karly Breeding

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED **(Several Grantors)**

For the consideration of \$200,000.00 Dollar(s)
and other valuable consideration, Robert D. Newton and Elaine Newton, Husband and Wife; and
Marvin Keith Newton and Mary Kay Newton, Husband and Wife do hereby Convey to
Ryan Breeding and Karly Breeding, as Joint Tenants with Full Rights of Survivorship and Not as
Tenants in Common the following described real estate in
Madison County, Iowa: See description attached.

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 Jun 24, 17.

Robert D. Newton
Robert D. Newton (Grantor)

(Grantor)

Elaine Newton
Elaine Newton (Grantor)

(Grantor)

Marvin Keith Newton
Marvin Keith Newton (Grantor)

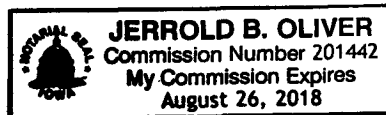
(Grantor)

Mary Kay Newton
Mary Kay Newton (Grantor)

(Grantor)

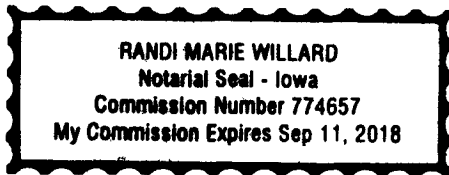
STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Jun 17, 2017, by Robert D. Newton and Elaine Newton



Jerrold B. Oliver
Signature of Notary Public

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on January 24, 2016, by Marvin Keith
Newton and Mary Kay Newton



Randi Marie Willard
Signature of Notary Public

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

Signature of Notary Public

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

Signature of Notary Public

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

Signature of Notary Public

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

Signature of Notary Public

The West Half (W ½) of the Southeast Quarter (SE 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part of Parcel "C" located therein, as shown in Amended Plat of Survey filed in Book 2014, Page 888 on April 16, 2014, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT 6.52 acres located therein and conveyed for highway purposes; AND EXCEPT a tract of land located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of said Section Ten (10), containing 6.0 acres, more or less, as shown in Plat of Survey filed in Plat Book 1, Page 139 on July 17, 1978, in the Office of the Recorder of Madison County, Iowa.