



Document 2017 398

Book 2017 Page 398 Type 03 001 Pages 1

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Rec Amt \$7.00 Aud Amt \$5.00

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: John S. Shaw, 2289 Carver Road, Winterset, IA 50273

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

Taxpayer: John S. Shaw, 2289 Carver Road, Winterset, IA 50273

For the consideration of \$1 Dollar(s) and other valuable consideration, John S. Shaw and Rebecca J. Shaw, Husband and Wife

do hereby Convey to
John S. Shaw and Rebecca J. Shaw

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: A tract of land commencing at the Southwest Corner of the Southwest Quarter (¼) of the Southeast Quarter (¼) of Section One (1), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, running thence North 373 feet, thence East 310 feet, thence in a Northeasterly direction 68 feet to the West line of the public highway, thence South along the West line of said public highway 414.4 feet to the South line of said Section, thence West along said Section line 298 feet to the point of beginning containing 2.844 acre, more or less, except a roadway 66 feet wide all along the North side of this property.

This deed is exempt according to Iowa Code 428A.2(21).

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 2-1-17

John S. Shaw (Grantor)

Rebecca J. Shaw (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 1, 2017, by John S. Shaw and Rebecca J. Shaw



Signature of Notary Public