



Document 2017 625

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Date 2/27/2017 Time 11:05:44AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$188.00

Rev Stamp# 77 DOV# 82

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: Benjamin P. Flurey and Breanna Flurey, 612 Main Street, Slater, IA 50244

For the consideration of \$118,000.00-----Dollar(s) and other valuable consideration, Randall Dean Hickman, a/k/a Randall D. Hickman and Vicki Maxine Hickman, a/k/a Vicki M. Hickman, Husband and Wife, do hereby Convey to Benjamin P. Flurey and Breanna L. Flurey,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Lot Thirteen (13) of Croft Court Addition to Winterset, Madison County, 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 on February 15, 2017

Randall Dean Hickman
Randall Dean Hickman (Grantor)

Vicki Maxine Hickman
Vicki Maxine Hickman (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on February 15, 2017, by Randall Dean Hickman and Vicki Maxine Hickman.



Toni Marie Tindle
Signature of Notary Public