



Document 2017 1417

Book 2017 Page 1417 Type 03 001 Pages 1  
Date 5/08/2017 Time 10:54:48AM  
Rec Amt \$7.00 Aud Amt \$5.00

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### WARRANTY DEED - JOINT TENANCY

Return to: Larry L. Anfinson, Anfinson & Luce, P.L.C., 726 W. 4th St., Waterloo, IA 50702

Preparer: Larry L. Anfinson, Anfinson & Luce, P.L.C., 726 W. 4th St., Waterloo, IA 50702, (319) 235-9507

Taxpayer: Mark J./Christy A. Brittain, 2123 N. 1st Street, Winterset, IA 50273

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Mark J. Brittain and Christy A. Brittain, husband and wife

Mark J. Brittain and Christy A. Brittain, husband and wife do hereby Convey to

Mark J. Brittain and Christy A. Brittain, husband and wife as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: A parcel of land located in the West Half (1/2) of the Northwest Quarter (1/4) of Section Thirty (30), Township Seventy-six (76) North, range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 5.14 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 46 on September 24, 1986 in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(11).

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.

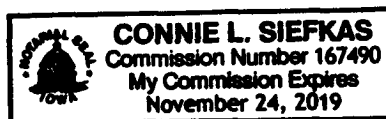
Dated on May 1, 2017

Mark J. Brittain  
Mark J. Brittain (Grantor)

Christy A. Brittain  
Christy A. Brittain (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 1, 2017, by Mark J. Brittain and Christy A. Brittain, husband and wife



Connie L. Siefkas  
Signature of Notary Public