



Document 2017 1834

Book 2017 Page 1834 Type 03 001 Pages 1

Date 6/14/2017 Time 10:48:19AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$480.80

ANNO

Rev Stamp# 239 DOV# 245

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Midwest Community Title 4240 44th Avenue Moline, IL 61265
Brian A. Gray and Tiffany N. Roberts, 3006 235th Street, St. Charles, IA 50240

Preparer: Mark L. Smith, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Brian A. Gray and Tiffany N. Roberts, 3006 235th Street, St. Charles, IA 50240

For the consideration of \$301,000.00 Dollar(s) and other valuable consideration, Gregory D. Cleghorn and Debra J. Cleghorn, Husband and Wife

do hereby Convey to
Brian A. Gray and Tiffany N. Roberts

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 located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.047 acres as shown in Plat of Survey filed in Book 2004, Page 1300 on March 26, 2004, in the Office of the Recorder of 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 June 9 2017

Gregory D. Cleghorn
Gregory D. Cleghorn (Grantor)

Debra J. Cleghorn
Debra J. Cleghorn (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____, by Gregory D. Cleghorn and Debra J. Cleghorn.



Toni Marie Tindle
Signature of Notary Public