



Document 2017 2053

Book 2017 Page 2053 Type 03 001 Pages 2
 Date 7/03/2017 Time 3:55:51PM
 Rec Amt \$12.00 Aud Amt \$5.00 INDX
 Rev Transfer Tax \$204.00 ANNO
 Rev Stamp# 272 DOV# 281 SCAN
 LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA CHECK



WARRANTY DEED

Return to: Sara Frances Main, 2737 E. Monroe Terrace, Springfield, MO 65802

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

Taxpayer: Sara Frances Main, 2737 E. Monroe Terrace, Springfield, MO 65802

For the consideration of \$128,000.00 Dollar(s) and other valuable consideration, Don E. Coffman and Eunice M. Coffman, Husband and Wife

do hereby Convey to
 Sara Frances Main

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.

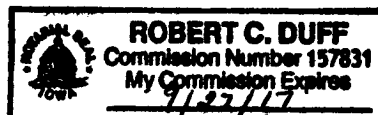
Dated on 6/28/17

Don E. Coffman
 Don E. Coffman (Grantor)

Eunice M. Coffman
 Eunice M. Coffman (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on JUNE 28th, 2017, by Don E. Coffman and Eunice M. Coffman



Robert C. Duff
 Signature of Notary Public

A tract of land located in the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Thirty-six (36), in Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing at the Southwest corner of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of said Section Thirty-six (36), thence North 33.0 feet to the North line of Buchanan Street, thence East 614 feet to point of beginning, thence North 141.7 feet, thence East 66.0 feet, thence South 141.6 feet to North line of Buchanan Street, thence West 66.0 feet to point of beginning.