



Document 2017 2273

Book 2017 Page 2273 Type 03 001 Pages 1
 Date 7/25/2017 Time 8:22:34AM
 Rec Amt \$7.00 Aud Amt \$5.00
 Rev Transfer Tax \$143.20
 Rev Stamp# 313 DOV# 318
 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: Kevin W. Clemens and Teresa L. Clemens, 1457 Limestone Lane, Winterset, IA 50273

For the consideration of \$90,000.00----- Dollar(s) and other valuable consideration, William James Cooke and Kathryn Cooke, Husband and Wife,

_____ do hereby Convey to
Kevin W. Clemens and Teresa L. Clemens,

_____ as Joint Tenants
 with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa: Lots One (1), Two (2) and Three (3) of Bennett Farms Subdivision
 located in the North Half (½) of the Northeast Quarter (¼) and in the Northeast Quarter (¼) of the Northwest
 Quarter (¼) of Section Eleven (11), Township Seventy-six (76) North, Range Twenty-eight (28) West of the
 5th P.M., 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 July 24, 2017

William James Cooke
 William James Cooke (Grantor)

Kathryn Cooke
 Kathryn Cooke (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 24, 2017, by William James Cooke and Kathryn Cooke



J. M. Russell
 Signature of Notary Public