



Document 2017 2724

Book 2017 Page 2724 Type 03 001 Pages 1

Date 8/30/2017 Time 2:27:10PM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$133.60

ANNO

Rev Stamp# 380 DOV# 387

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Matthew and Jamie Byrnes, 1513 Holly Drive, Norwalk, IA 50211

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Matthew and Jamie Byrnes, 1513 Holly Drive, Norwalk, IA 50211

For the consideration of \$84,000.00 Dollar(s) and other valuable consideration, Charles F. Tibben and Kimberly D. Tibben, Husband and Wife

do hereby Convey to Matthew Byrnes and Jamie Byrnes,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Lot Two (2) of K Bar C Subdivision located in the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section Ten (10), Township Seventy-five (75) 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.

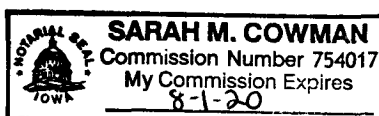
Dated on 8-23-17

Charles F. Tibben (Grantor)

Kimberly D. Tibben (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-23-17, by Charles F. Tibben and Kimberly D. Tibben



Signature of Notary Public