



Document 2018 199

Book 2018 Page 199 Type 03 001 Pages 2
Date 1/18/2018 Time 11:13:02AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$231.20
Rev Stamp# 26 DOV# 24
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4216

Mail tax statements and return document to:

~~JB Trading LLC, 3014 Mallard Ave, Lorimer, IA 50149~~ James C. Eller, 409 E Court Winterset, IA
50273
 $\frac{1}{2}$ \$145,000

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration,
receipt of which is hereby acknowledged, **Janine Susan Reames, a single person**, does
hereby convey unto **James C. Eller,** the following described real
estate:

The East 90 feet of the South 148 1/2 feet of Lot Six (6), Depot Addition to the City of
Winterset, Madison County, Iowa, as shown in Plat Survey filed in Town Plat Book 2,
Page 156 on November 6, 1992 in the Office of the Recorder of Madison County, Iowa.

Order No.: MES-77333/DW

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

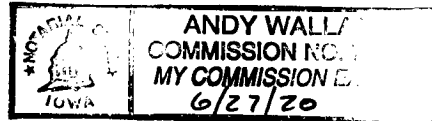
Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.

Janine Susan Reames
Janine Susan Reames

STATE OF Iowa)
COUNTY OF Dallas)

SS:



This instrument was acknowledged before me on Jan 16 2018 by Janine Susan Reames, a single person.

[Signature]
Notary Public in and for said State