



Document 2015 1507

Book 2015 Page 1507 Type 03 001 Pages 1
Date 6/01/2015 Time 1:32:22PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$199.20
Rev Stamp# 153 DOV# 163

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

David D. Nelson, Attorney

Return To: Justin M. Miller, 423 E. Benton St., Winterset, IA 50273

Preparer: David D. Nelson, 213 N. Ankeny Blvd. Ste. 100, Ankeny, IA 50023, (515) 964-3633

Taxpayer: Justin M. Miller, 423 E. Benton St., Winterset, IA 50273

\$125,000

$\frac{1}{2} \times 1$

WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, Andrew Joseph Dickinson and Jennifer Dickinson, husband and wife, do hereby Convey to Brooke Ashley Miller and Justin Michael Miller, a married couple, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-one (31), Township Seventy-five (75) North, Range Twenty-Six (26) West of the 5th P.M., Madison County, Iowa EXCEPT that portion thereof lying North of the Highway.



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.

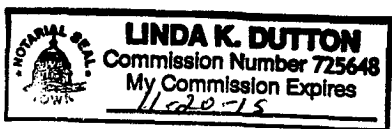
Dated: May 18, 2015

Andrew Joseph Dickinson (Grantor)

Jennifer Dickinson (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 19 day of May, 2015, by Andrew Joseph Dickinson and Jennifer Dickinson, husband and wife.



Signature of Notary Public