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Date 9/21/2015 Time 10:24:11AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$492.00

Rev Stamp# 353 DOV# 367

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4618

Return to:

Joshua A. Gilman and Ali J. Gilman, 745 6th St NE, Earlham, IA 50072

LIN16501

Mail tax statements to:

Joshua A. Gilman and Ali J. Gilman, 745 6th St NE, Earlham, IA 50072

Order No.: MES-61102/BL

$\frac{1}{3}$

\$308,000

WARRANTY DEED

Legal: Lot Six (6) of Smith's Addition to the City of Earlham, Madison County, Iowa.



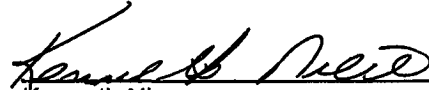
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Kenneth Niece, a single person, and Margaret Niece, a single person**, do hereby convey unto **Joshua A. Gilman and Ali J. Gilman, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

Grantors hereby release said property from any obligations for dissolution of marriage proceedings titled Equity No. CDDM006266 filed August 17, 2015.


SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.



Kenneth Niece




Margaret Niece

STATE OF IOWA)

COUNTY OF POIK)

SS:

This instrument was acknowledged before me on September 15 2015 by Kenneth Niece, a single person, and Margaret Niece, a single person.



Notary Public in and for said State

