

BK: 2015 PG: 3617
Recorded: 12/7/2015 at 2:05:29.0 PM
Fee Amount: \$17.00
Revenue Tax: \$439.20
LISA SMITH RECORDER
Madison County, Iowa

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Official Form No. 103 - May 2006

Mark L. Smith

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Madison County Realty, 65 Jefferson, Winterset, IA 50273

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

Taxpayer: Kelly P. and Leah F. Daniels, 1755 Quarry Trail, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of -----\$275,000.00----- Dollar(s) and other valuable consideration,
Josephine M. Murphy, Single,

_____ do hereby
Convey to Kelly P. Daniels and Leah F. Daniels,

_____ as Joint
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa:

See 1 in Addendum

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: 12-1-15

J.M. Murphy
Josephine M. Murphy (Grantor)

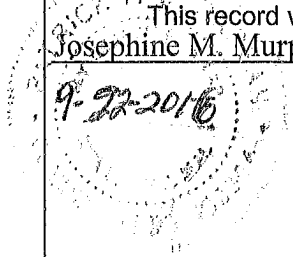
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 1st day of Dec. 2015, by
Josephine M. Murphy

Patrick F. Corkrean
Signature of Notary Public

PATRICK F. CORKREAN



Addendum

1. Parcel "C" located in the South Half (S 1/2) of the Southeast Quarter (SE 1/4) of Section Fifteen (15), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 23.32 acres, as shown in Plat of Survey filed in Book 2015, Page 3255 on November 2, 2015, in the Office of the Recorder of Madison County, Iowa.