



Document 2015 3731

Book 2015 Page 3731 Type 03 001 Pages 2  
Date 12/18/2015 Time 11:10:45AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$471.20  
Rev Stamp# 465 DOV# 484

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

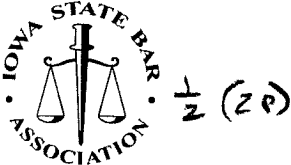
Jerrold B. Oliver

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

Return To: Covered Bridge Realty, 104 N. 1st Avenue, Winterset, IA 50273

Preparer: Jerrold B. Oliver, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: David K. and Beverly N. Byrd, 2078 - 226th Court, Winterset, IA 50273



**WARRANTY DEED - JOINT TENANCY**

WF18835

For the consideration of -----\$295,000.00----- Dollar(s) and other valuable consideration,

Robert G. Good, Single

do hereby

Convey to David K. Byrd and Beverly N. Byrd

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: 12/9/15

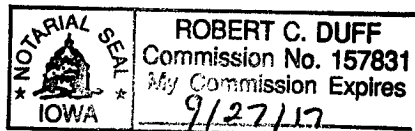
Robert G. Good  
Robert G. Good (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 9<sup>th</sup> day of DEC, 2015, by  
Robert G. Good

Robert C. Duff  
Signature of Notary Public



## Addendum

1. Lots Eleven (11) and Twelve (12) of Kippy Ridge Estates, a Subdivision located in the North Half (N 1/2) of the Southeast Quarter (SE 1/4) of Section Two (2), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "D", a part of said Lot Twelve (12), containing 2.958 acres, as shown in Plat of Survey filed in Book 2010, Page 1315 on June 10, 2010, in the Office of the Recorder of Madison County, Iowa.

