



**BK: 2015 PG: 3771**  
**Recorded: 12/22/2015 at 10:33:18.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$271.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by:

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

Phone No.: (515)453-4775

Return to:

Brandon C. Douglas and Emily A. Douglas, 301 N 15th Ave, Winterset, IA 50273

Mail tax statements to:

Brandon C. Douglas and Emily A. Douglas, 301 N 15th Ave, Winterset, IA 50273

Order No.: MES-62845/MW

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## **WARRANTY DEED**

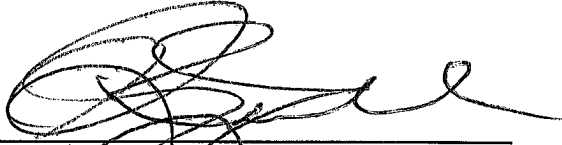

Legal: **Lot Six (6) of Maple Lane Estates, an Addition to the City of Winterset, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Quincy Snell and Heather Snell, husband and wife**, do hereby convey unto **Brandon C. Douglas and Emily A. Douglas, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

**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.

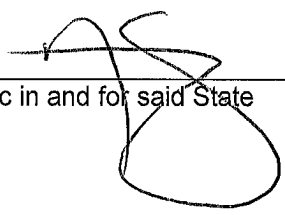
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
\_\_\_\_\_  
Quincy Snell  
  
\_\_\_\_\_  
Heather Snell

STATE OF Iowa )  
COUNTY OF Madison )

SS:

This instrument was acknowledged before me on December 20 2015 by Quincy Snell and Heather Snell, husband and wife.

  
\_\_\_\_\_  
Notary Public in and for said State

