



Document 2016 72

Book 2016 Page 72 Type 03 001 Pages 1
Date 1/11/2016 Time 10:43:47AM
Rec Amt \$7.00 Aud Amt \$5.00

INDX ✓
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ **Return Document To:** Jeannie Ivanovich, 3279 110th Lane, Cumming, IA 50061
Preparer Information: James S. Dougherty, PO Box 278, 801 North Ave., Norwalk, Ia 50211, Phone: (515) 981-5401
Address Tax Statement: Jeannie Ivanovich, 3279 110th Lane, Cumming, IA 50061

WARRANTY DEED

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Jeannie Ivanovich, a single person does hereby Convey to Ronald Stephens, a single person the following described real estate in ~~Warren~~ Madison County, Iowa:

An undivided 3/10 interest in Parcel "B" located in the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Two (2), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 387 on February 16, 1999, in the Office of the Recorder of Madison County, Iowa.

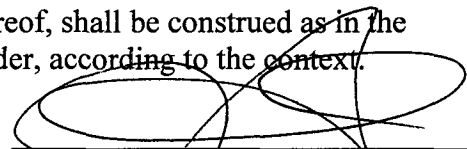
Grantor reserves and makes this conveyance subject to a life estate in the above described property.

This deed is exempt according to Iowa Code 428A.2(21).

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: 1-7-16

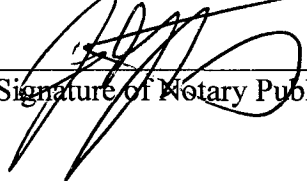


Jeannie Ivanovich (Grantor)

STATE OF IOWA,
COUNTY OF WARREN

This record was acknowledged before me this _____ day of _____, 2016,
by Jeannie Ivanovich, a single person.

7th day of January, 2016.



Signature of Notary Public

