



Document 2016 123

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Date 1/14/2016 Time 1:26:59PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$88.80
Rev Stamp# 13 DOV# 13

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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: Donald Kinney and Terra Kinney, 508 E. Jefferson, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Donald Kinney and Terra Kinney, 508 E. Jefferson, Winterset, IA 50273



WARRANTY DEED - JOINT TENANCY

For the consideration of \$56,000.00 Dollar(s) and other valuable consideration,
James C. Eller, Single

do hereby
Convey to Donald Kinney and Terra Kinney,

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: 1-13-16

James C. Eller
James C. Eller

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 13 day of January, 16, by
James C. Eller



Sarah M. Cowman
Signature of Notary Public

(This form of acknowledgment for individual grantor(s) only)

A tract of land located in the Southwest Quarter (¼) of the Southwest Quarter (¼) of Section Thirty-one (31), Township Seventy-six (76) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing at a point 25 rods East of the Southwest corner of the Southwest Fractional Quarter (¼) of said Section Thirty-one (31), and running thence North 32 rods, thence East 22.3 rods, thence South 32 rods, and thence West 22.3 rods to the place of beginning, **EXCEPT** that part thereof conveyed for road purposes as shown in Warranty Deed filed in Deed Record 94, Page 27 on July 14, 1996 in the Office of the Recorder of Madison County, Iowa.

