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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$287.20

Rev Stamp# 58 DOV# 61

INDEX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$ 180,000⁰⁰

©THE IOWA STATE BAR ASSOCIATION Official Form No. 103 - May 2006	Arnold O. Kenyon, III	FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER
Return To: <u>Vernon Miller and Emma Miller, 27420 Wheat Avenue, Milton, IA 52570</u>		
Preparer: <u>Arnold O. Kenyon, III, 211 N. Maple Street, Creston, IA 50801, (641) 782-7007</u>		
Taxpayer: <u>Vernon Miller and Emma Miller, 27420 Wheat Avenue, Milton, IA 52570</u>		
	WARRANTY DEED - JOINT TENANCY	
For the consideration of <u>One (\$1.00)</u> Dollar(s) and other valuable consideration, <u>DIANA F. WINKLER, a single person</u>		
_____ do hereby		
Convey to <u>VERNON MILLER AND EMMA MILLER, husband and wife</u> as Joint		
Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in <u>Madison</u> County, Iowa:		
The East 52 1/2 rods of the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT the South 85 feet thereof.		
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: <u>1/6/2016</u>		
<u>Diana F. Winkler</u> Diana F. Winkler (Grantor)	_____ (Grantor)	
STATE OF <u>IOWA</u> COUNTY OF <u>UNION</u>		
This record was acknowledged before me this <u>5</u> day of <u>January</u> , 2016, by <u>Diana F. Winkler, a single person</u>		
	<u>Arnold O. Kenyon III</u> Signature of Notary Public	
(This form of acknowledgment for individual grantor(s) only)		