



BK: 2016 PG: 1215
Recorded: 5/9/2016 at 11:48:12.0 AM
Fee Amount: \$17.00
Revenue Tax: \$477.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

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

Phone No.: (515)453-4684

Return to:

Jon Gresham, II and Nicole Gresham, 2659 US Hwy 169, Winterset, IA 50273

Mail tax statements to:

Jon Gresham, II and Nicole Gresham, 2659 US Hwy 169, Winterset, IA 50273

Order No.: MES-65102/MC

WARRANTY DEED

Legal: **The North 30 rods of the East 16 rods of the East Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-six (26), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, EXCEPT that part thereof conveyed for Highway Purposes, as shown in Warranty Deed filed in Book 104, Page 351 on October 29, 1974 in the Office of the Recorder of Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Keith D. Maynes and Danette L. Maynes, each single**, do hereby convey unto **Jon Gresham, II and Nicole Gresham, 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

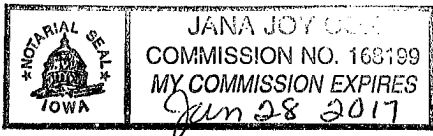
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

Keith D. Maynes
Keith D. Maynes
Danette L. Maynes
Danette L. Maynes

STATE OF Iowa)
COUNTY OF Polk) SS:

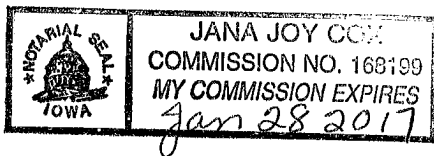
This instrument was acknowledged before me on April 27 2016 by Keith D. Maynes, a single person.



Jana Joy Cox
Notary Public in and for said State

STATE OF IOWA Iowa)
COUNTY OF POLK Polk) SS:

This instrument was acknowledged before me on April 27 2016 by Danette L. Maynes, a single person



Jana Joy Cox
Notary Public in and for said State