



Document 2016 1724

Book 2016 Page 1724 Type 03 001 Pages 2  
Date 6/20/2016 Time 12:14:19PM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$184.80  
Rev Stamp# 222 DOV# 227

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$116,000

This instrument prepared by:

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

Phone No.: 515-453-4661

Return to:

Todd Good, 924 E Lane St, Winterset, IA 50273

Mail tax statements to:

Todd Good, 924 E Lane St, Winterset, IA 50273

Order No.: MES-65683/JEH

WF23549

1/2

## WARRANTY DEED

Legal: **The North Half (1/2) of Lots Twenty-seven (27) and Twenty-eight (28) in Block Four (4) of Danforth's Second Addition to the Original Town of Winterset, Madison County, Iowa.**


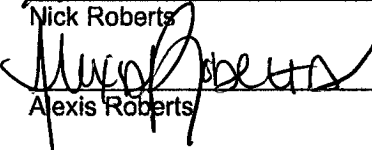


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Nick Roberts and Alexis Roberts f/k/a Alexis Johnson, husband and wife**, do hereby convey unto **Todd Good, a single person**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, 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.

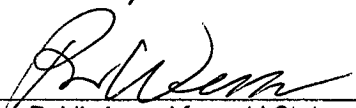
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
\_\_\_\_\_  
Nick Roberts  
  
\_\_\_\_\_  
Alexis Roberts

STATE OF   Iowa   )  
COUNTY OF   Madison   )

SS:

This instrument was acknowledged before me on   6/13   20  16   by Nick Roberts and Alexis Roberts, husband and wife.

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

