



BK: 2016 PG: 1972
Recorded: 7/11/2016 at 1:20:51.0 PM
Fee Amount: \$17.00
Revenue Tax: \$259.20
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.: 515-453-4771

Return to:

Lucas Keuning and Nicole Keuning, 616 W North St, Winterset, IA 50273

Mail tax statements to:

Lucas Keuning and Nicole Keuning, 616 W North St, Winterset, IA 50273

Order No.: MES-66771/KR

WARRANTY DEED


Legal: Lot 3 in Block 12 in West Addition to the Town of Winterset, Madison County, Iowa

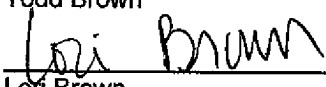
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Todd Brown and Lori Brown, a married couple**, do hereby convey unto **Lucas Keuning and Nicole Keuning, a married couple, as Joint Tenants with full rights of survivorship and 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.




Todd Brown


Lori Brown

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on June 28 2014 by Todd Brown and Lori Brown, a married couple.



Notary Public in and for said State



Comm #795757