



Document 2016 2173

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 Rev Transfer Tax \$420.00
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LISA SMITH, COUNTY RECORDER
 MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Jeremy and Kayla Carlson, 2290 Holliwell Bridge Road, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Jeremy and Kayla Carlsten, 2290 Holliwell Bridge Road, Winterset, IA 50273

For the consideration of -----\$263,000.00----- Dollar(s) and other valuable consideration, Chad A. Sheets and Lennie J. Sheets, Husband and Wife,

do hereby Convey to
Jeremy Conrad Carlsten and Kayla Lea Carlsten,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa: Parcel "C", located in the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 15.28 acres, as shown in Plat of Survey filed along with the Contract filed in Book 2001, Page 4045 on September 11, 2001, in the Office of the Recorder of Madison County, Iowa.

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 on 7-8-16
Chad A. Sheets
 Chad A. Sheets (Grantor)

Lennie J. Sheets
 Lennie J. Sheets (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____, by Chad A. Sheets
and Lennie J. Sheets



Sarah M. Cowman
 Signature of Notary Public