



**BK: 2016 PG: 2300**  
**Recorded: 8/8/2016 at 1:06:59.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$463.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by:

JOE WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309

Phone No.: 515-453-4681

Mail tax statements and return document to:

Sean Miner and Lisa R. Miner, 3015 N 1st St, Winterset, IA 50273

Order No.: MES-65491/MD

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## **WARRANTY DEED**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Nancy E. Welch, a single person**, does hereby convey unto **Sean Miner and Lisa R. Miner, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

Legal: **Parcel "B" located in the Southwest Fractional Quarter (1/4) of the Southwest Quarter (1/4) of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.335 acres, as shown in Plat of Survey filed in Book 2, Page 441 on February 14, 1994, in the Office of the Recorder of Madison County, Iowa.**

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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Nancy E. Welch  
Nancy E. Welch

STATE OF Texas )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on 8/8 2016 by Nancy E. Welch, a single person.

R. Weeks  
Notary Public in and for said State

