



Document 2016 2458

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$659.20
Rev Stamp# 329 DOV# 333

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA
CHEK

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Phone No.: (515)453-4614
Des Moines, IA 50309

Mail tax statements and return document to:
Joseph Sawhill and Bobbi Sawhill, 1888 Nature Ct, Winterset, IA 50273 Order No.: MES-68001/JV

$\frac{2}{3}$

\$412,500

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Mark A. Hayes, Jr. and Kelly Jo Hayes, husband and wife**, do hereby convey unto **Joseph Sawhill and Bobbi Sawhill, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate.

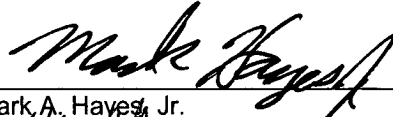
Legal: **Lot Eighteen (18) of Copper Fox Estates Subdivision located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa**

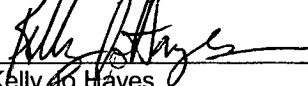


SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

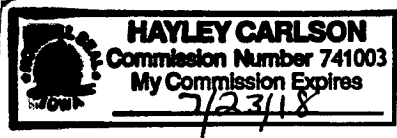


Mark A. Hayes, Jr.


Kelly Jo Hayes

STATE OF IOWA)
COUNTY OF Madison)

SS:



This instrument was acknowledged before me on 8/18 2016 by Mark A. Hayes, Jr. and Kelly Jo Hayes, husband and wife.



Notary Public in and for said State