



Document 2016 2575

Book 2016 Page 2575 Type 03 001 Pages 1

Date 9/02/2016 Time 10:50:03AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$167.20

Rev Stamp# 341 DOV# 345

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK

\$105,000



WARRANTY DEED - JOINT TENANCY

Return to: Michael A. Wilson, 250 Poplar Avenue NW, EARLHAM, IA 50072 *LIN2948*

Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, Ste. 250, WDM, IA 50266, (515) 283-1801

Taxpayer: Michael A. Wilson, 250 Poplar Avenue NW, EARLHAM, IA 50072 (3699BR)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Andrea N. Smart f/k/a Andrea N. Wyllie, a single person

do hereby Convey to Michael A. Wilson and Ione G. Wilson, a married couple

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: The North 60 feet of the West Two-thirds (2/3) of Lot Three (3) in Block Nine (9) of Wilson's Addition to the Town of Earlham, Madison County, Iowa, except the East 5 feet thereof

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 8/26/16

Andrea N. Smart

Andrea N. Smart (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF POIK

This record was acknowledged before me on 8/26/16, by Andrea N. Smart f/k/a Andrea N. Wyllie, a single person

Rebecca Davis
Signature of Notary Public

