



Document 2016 2838

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Rev Transfer Tax \$477.60
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INDX
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Matthew and Rebecca Sheridan, 1854 - 305th Street, Lorimor, IA 50149

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

Taxpayer: Matthew B. and Rebecca J. Sheridan, 1854 - 305th Street, Lorimor, IA 50149

1/3 For the consideration of -----\$299,000.00----- Dollar(s) and other valuable consideration, Marc A. Ridout and Ashley Ridout, Husband and Wife,

do hereby Convey to Matthew B. Sheridan and Rebecca J. Sheridan, as Joint Tenants with full rights of survivorship and not as Tenants in Common,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Parcel "B" located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 6.00 acres, as shown in Plat of Survey filed in Book 2006, Page 202 on January 31, 2006, 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 9/23/16

[Signature]
Marc A. Ridout (Grantor)

[Signature]
Ashley Ridout (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 9-23-16, by Marc A. Ridout and Ashley Ridout



[Signature]
Signature of Notary Public