



Document 2016 2986

Book 2016 Page 2986 Type 03 001 Pages 2

Date 10/06/2016 Time 12:39:32PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$423.20

Rev Stamp# 396 DOV# 398

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK



\$265,000

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

1/2

Taxpayer Information: (Name and complete address)

Jeffrey M. and Jessica L. Lillie
425 N.W. 6th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Randall C. Lillie
Dianna M. Lillie

Grantees:

Jeffrey M. Lillie
Jessica L. Lillie

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$265,000.00 Dollar(s) and other valuable consideration, RANDALL C. LILLIE and DIANNA M. LILLIE, husband and wife, do hereby Convey to JEFFREY M. LILLIE and JESSICA L LILLIE, husband and wife, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

A tract of land commencing 33 feet North of the Southeast corner of the Northeast Quarter (1/4) of Section One (1) in Township Seventy-seven (77) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, running thence North 330 feet, thence West 270 feet, thence Southerly 330 feet, thence East 267 feet to the point of beginning and containing 2.03 acres, more or less.



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 September 15, 2016

Handwritten signature of Randall C. Lillie
Randall C. Lillie(Grantor)

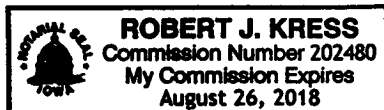
(Grantor)

Handwritten signature of Dianna M. Lillie
Dianna M. Lillie(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on September 15, 2016, by Randall C. Lillie and Dianna M. Lillie



Handwritten signature of Robert J. Kress
Signature of Notary Public