



Document 2016 3107

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer Information: (Name and complete address)

David Eivins and Rachel Eivins, 2558 Bittersweet Avenue, Winterset, IA 50273

Return Document To: (Name and complete address)

✓ David Eivins and Rachel Eivins, 2558 Bittersweet Avenue, Winterset, IA 50273

Grantors:

Marvin A. Eivins
Lillian K. Eivins

Grantees:

Marvin A. Eivins
Lillian K. Eivins

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED
JOINT TENANCY

For the consideration of \$1 Dollar(s) and other valuable consideration, Marvin A. Eivins and Lillian K. Eivins, Husband and Wife do hereby Convey to David Eivins and Rachel Eivins

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Parcel "A" in the Southwest Quarter (SW1/4) of Section Twenty (20), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, as shown in the Amended Plat of Survey dated October 2, 2014, and filed on October 9, 2014, in Book 2014, Page 2561 of the Recorder's Office of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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 Oct 14, 2016

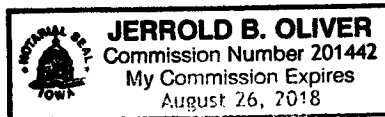
Marvin A. Eivins (Grantor)

Lillian K. Eivins (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Oct 14, 2016, by Marvin A. Eivins and Lillian K. Eivins



Signature of Notary Public