



BK: 2016 PG: 3182
Recorded: 10/25/2016 at 1:52:20.0 PM
Fee Amount: \$17.00
Revenue Tax: \$189.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400,
Des Moines, IA 50309

Phone No.: (515)453-5724

Mail tax statements and return document to:

Tabitha J. Miller, 720 S 8th Ave, Winterset, IA 50273

Order No.: MES-68835/CC

WARRANTY DEED

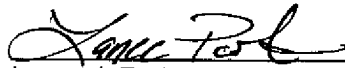
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Lance J. Porter and Athena Porter, a married couple**, does hereby convey unto **Tabitha J. Miller, a married person**, the following described real estate.

Legal: **A part of Lot 9 of the Subdivision of the Northeast Quarter of the Northwest Quarter of Section 1, Township 75 North, Range 28 West of the 5th P.M., City of Winterset, Madison County, Iowa, more particularly described as follows, to-wit: Commencing 29 rods and 20 1/2 links North of the Southeast corner of said Lot 9, thence South 62 feet, thence West 150 feet, thence North 62 feet, thence East 150 feet to the point of beginning.**

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.


Lance J. Porter


Athena Porter

STATE OF Decatur
COUNTY OF Iowa

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) SS:

This instrument was acknowledged before me on Oct 18 2016 by Lance J. Porter and Athena Porter, a married couple.


Notary Public in and for said State

