



BK: 2016 PG: 3299
Recorded: 11/1/2016 at 2:57:14.0 PM
Fee Amount: \$17.00
Revenue Tax: \$253.60
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
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

Taxpayer Information: (Name and complete address)

Jean A. Ganoe
520 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:

Timothy W. Feltner

Grantees:

Jean A. Ganoe

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$159,000.00 and no/100ths----- Dollar(s) and other valuable consideration, TIMOTHY W. FELTNER and NESSA A. FELTNER, husband and wife, do hereby Convey to JEAN A. GANOE

Madison County, Iowa: the following described real estate in

Lot Eight (8) of Eivins Addition to Earlham, Iowa, Plat One, in the Town of Earlham, 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 November 1, 2016.

(Grantor)

Timothy W. Feltner (Grantor)

(Grantor)

Nessa A. Feltner (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on November 1, 2016, by Timothy W. Feltner and Nessa A. Feltner

Signature of Notary Public

