

BK: 2016 PG: 3338
Recorded: 11/7/2016 at 9:25:43.0 AM
Fee Amount: \$12.00
Revenue Tax: \$327.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Mark L. Smith, POB 230, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Marie A. Carberry, 807 North 15th Avenue, Winterset, IA 50273

For the consideration of -----\$205,000.00 Dollar(s) and other valuable consideration, Jessica Frank and Cody Frank, Wife and Husband,

Marie A. Carberry do hereby Convey to

MADISON County, Iowa; Lot Six (6) in Block Four (4) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, 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 27th of October 2016

[Signature]
Jessica Frank (Grantor)

[Signature]
Cody Frank (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on October 27, 2016, by Jessica Frank and Cody Frank



[Signature]
Signature of Notary Public