



BK: 2016 PG: 3417
Recorded: 11/14/2016 at 1:29:34.0 PM
Fee Amount: \$17.00
Revenue Tax: \$149.60
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.: 515-453-4612

Mail tax statements and return document to:
Shane Dakins and Rachel Dakins, 322 E Filmore St, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Donna J. Oberender, f/k/a Donna J. Thomas, a single person, by and through Mary Ann Oberender, as attorney-in-fact**, does hereby convey unto **Shane Dakins and Rachel Dakins, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Five (5) and the West 60 feet of Lot Ten (10) of Depot Addition to the Town of Winterset, Madison County, Iowa.

Order No.: MES-69325/LS

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, 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.

Mary Ann Oberender

Mary Ann Oberender
As attorney-in-fact for
Donna J. Oberender

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on November 8 2016 by Donna J. Oberender, f/k/a Donna J. Thomas, a single person, by and through Mary Ann Oberender, as attorney-in-fact.

Pat Egli

Notary Public in and for said State

