



Document 2016 3609

Book 2016 Page 3609 Type 03 001 Pages 2

Date 11/29/2016 Time 12:21:19PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$280.80 ANNO

Rev Stamp# 475 DOV# 473 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



### WARRANTY DEED - JOINT TENANCY

Return to: Clinton and Kelli Eshelman, 1823 - 225th Street, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Clinton and Kelli Eshelman, 1823 - 225th Street, Winterset, IA 50273

For the consideration of -----\$176,000.00----- Dollar(s) and other valuable consideration, Martin M. Sunds and Beth A. Sunds, Husband and Wife,

do hereby Convey to

Clinton Eshelman and Kelli Eshelman, husband and wife

as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

MADISON County, Iowa: See 1 in Addendum

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 11-21-16

Martin M. Sunds  
Martin M. Sunds (Grantor)

Beth A. Sunds  
Beth A. Sunds (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 11-21-16, by Martin M. Sunds and Beth A. Sunds



Sarah M. Cowman  
Signature of Notary Public

## Addendum

1. A tract of land located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section Four (4), in Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, more particularly described as follows, to-wit: Commencing 200 feet East of the southwest corner of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4), running thence North 182 feet, thence East 180 feet, thence South 182 feet, thence West 180 feet to the point of beginning; AND, a tract of land located in the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of said Section Four (4), containing 0.669 acres, as shown in Plat of Survey filed in Farm Plat Book 2, Page 352 on December 18, 1992, in the Office of the Recorder of Madison County, Iowa.

