



Document 2016 3654

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Date 12/01/2016 Time 2:56:00PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$431.20
Rev Stamp# 482 DOV# 480

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Andrew and Nicole Pickering, 2436 195th Trail, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731

Taxpayer: Andrew and Nicole Pickering, 2436 195th Trail, Winterset, IA 50273

For the consideration of \$270,000.00 Dollar(s) and other valuable consideration, James C. Eller, Single

do hereby Convey to Andrew Pickering and Nicole Pickering

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: The Southwest Quarter (SW 1/4) of the Northwest Fractional Quarter (1/4) of the Northwest Quarter (NW 1/4), AND the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of the Northwest Fractional Quarter (NW Fr. 1/4) of the Northwest Quarter (NW 1/4), ALL in Section Eighteen (18), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., 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.

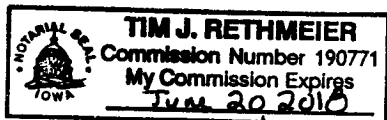
Dated on December 1, 2016

James C. Eller
James C. Eller (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-01-2016, by James C. Eller



[Signature]
Signature of Notary Public