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Date 12/01/2016 Time 3:48:05PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

Rev Stamp# 483 DOV# 481

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



WARRANTY DEED

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: James C. Eller, 3014 Mallard Avenue, Lorimor, IA 50149

For the consideration of \$210,000.00-----Dollar(s) and other valuable consideration, Richard G. Furlott and Debra A. Furlott, Husband and Wife,

James C. Eller, do hereby Convey to

Madison County, Iowa: Lot Eight (8), in Block Three (3) of West Addition to the City of Winterset, in 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 12-1-, 2016

Richard G. Furlott
Richard G. Furlott (Grantor)

Debra A. Furlott
Debra A. Furlott (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on Dec 1, 2016, by Richard G. Furlott and Debra A. Furlott



Jennifer Stover
Signature of Notary Public