



Document 2016 3805

Book 2016 Page 3805 Type 03 001 Pages 3

Date 12/13/2016 Time 9:09:55AM

Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$171.20 ANNO

Rev Stamp# 506 DOV# 504 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

**Recorder's Cover Sheet
To
WARRANTY DEED**

\$107,380.⁰⁰

Preparer Information:

Kelly D. Hamborg, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309; (515) 242-2400

Return Document To:

Kelly D. Hamborg, 666 Grand Avenue, Suite 2000, Des Moines, Iowa 50309

Taxpayer Information:

Evelyn M. Gibbs, 2383 Sheldon Avenue, Greenfield, Iowa 50849-8119

Grantors:

Phyllis E. Nichols and J. David Nichols

Grantees:

Evelyn M. Gibbs

Legal Description on Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, Phyllis E. Nichols and J. David Nichols, wife and husband, do hereby Convey to Evelyn M. Gibbs, a married person, the following described real estate in Madison County, Iowa:

An undivided one-half (1/2) interest in:

The Fractional Southwest Quarter (1/4) of Section Seven (7), and the South 30 acres of the Fractional Northwest Quarter (1/4) of Section Seven (7), in Township Seventy-six (76) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa, EXCEPT Parcel "A" located in the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Seven (7), containing 7.00 acres, as shown in Plat of Survey filed in Book 3, Page 563 on April 26, 2000, in the Office of the Recorder of Madison County, Iowa.

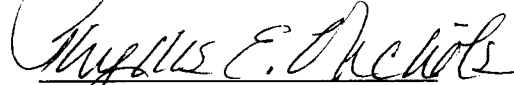
Subject to easements, covenants and restrictions of record.

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.

Date 12/12/14

PHYLLIS E. NICHOLS

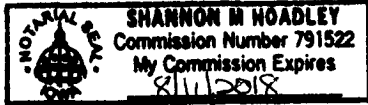

Phyllis E. Nichols

J. DAVID NICHOLS


J. David Nichols

STATE OF IOWA)
)SS:
COUNTY OF Adair)

This instrument was acknowledged before me on December 12, 2016, by Phyllis E. Nichols and J. David Nichols, wife and husband.



Shannon Hoadley
Notary Public in and for the State of Iowa
My commission expires 8/11/2018