

BK: 2016 PG: 3815
Recorded: 12/14/2016 at 8:32:15.0 AM
Fee Amount: \$12.00
Revenue Tax: \$140.00
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Carl A. and Patricia L. Christenberry, 615 N. 3rd Street, Winterset, IA 50273

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

Taxpayer: Carl A. and Patricia L. Christenberry, 615 N. 3rd Street, Winterset, IA 50273

For the consideration of -----\$88,000.00----- Dollar(s) and other valuable consideration, John R. Epperson and Jamie L. Epperson, Husband and Wife,

do hereby Convey to
Carl A. Christenberry and Patricia L. Christenberry,

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
MADISON County, Iowa: The South Half (S 1/2) of Lot Three (3) and the South Half (S
1/2) of the West 10 feet of Lot Two (2) in Block Four (4) of North Addition to the City of Winterset,
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 November 30, 2016

John R. Epperson
John R. Epperson (Grantor)

Jamie L. Epperson
Jamie L. Epperson (Grantor)

STATE OF FLORIDA, COUNTY OF Clay

This record was acknowledged before me on 30th, November 2016, by John R. Epperson and Jamie L. Epperson



Alisha Halback
Signature of Notary Public