



Document 2016 3917

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Date 12/19/2016 Time 3:42:30PM

Rec Amt \$12.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$168.00 ANNO

Rev Stamp# 517 DOV# 518 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA



WARRANTY DEED

Return to: C.K. Fairco, Inc., 101 1/2 E. Jefferson, Winterset, IA 50273

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

Taxpayer: C.K. Fairco, Inc., 101 1/2 E. Jefferson, Winterset, IA 50273

For the consideration of \$105,400.00 Dollar(s) and other valuable consideration, Kathryn M. Russell and Oliver L. Russell, Wife and Husband

C.K. Fairco, Inc. do hereby Convey to

Madison County, Iowa: See attached. the following described real estate in

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.

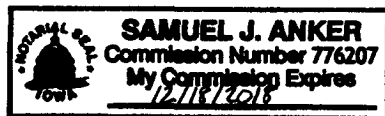
Dated on 12/16/16

Kathryn M. Russell
Kathryn M. Russell (Grantor)

Oliver L. Russell
Oliver L. Russell (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on _____, by Kathryn M. Russell and Oliver L. Russell



Samuel J. Anker
Signature of Notary Public



The North 75 feet of Lot One (1) of Helen McCall Huntoon Addition Plat One to the City of Winterset, Madison County, Iowa,

AND

An easement for construction, maintenance and reconstruction of sewer service and any other utility-type service over the East 10 feet of the remainder of Lot one (1) described above subject to a driveway easement, including the right to construct, maintain and reconstruct a driveway, over the following described property: Commencing at the Northwest corner of Lot 1, Helen McCall Huntoon Addition Plat No. 1, City of Winterset, Madison County, Iowa, thence along the West line of said Lot 1, South $00^{\circ}31'00''$ East 52.0 feet to the Point of Beginning of a Driveway Easement; thence South $71^{\circ}25'10''$ East 72.54 feet to the South line of the North 75 feet of said Lot 1; thence, along said South line, North $89^{\circ}54'09''$ West 68.56 feet to the West line of said Lot 1; thence North $00^{\circ}31'00''$ West 23.0 feet to the Point of Beginning.