

BK: 2017 PG: 37
Recorded: 1/5/2017 at 10:00:45.0 AM
Fee Amount: \$17.00
Revenue Tax: \$623.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Matthew A. Ernst, 819 N. 5th Street, Grand Forks, ND 58203
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731
Taxpayer: Matthew A. Ernst, 819 N. 5th Street, Grand Forks, ND 58203

For the consideration of \$390,000.00 Dollar(s) and other valuable consideration, Ronald G Williams and Roxanne Welch Williams, Husband and Wife do hereby Convey to Matthew A. Ernst and Melissa S. Ernst as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: See attached.

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.

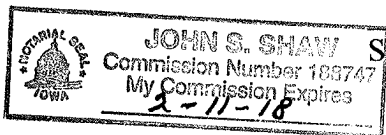
Dated on Dec. 24 2016

Ronald G Williams
Ronald G. Williams (Grantor)

Roxanne Welch Williams
Roxanne Welch Williams (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on Dec. 24 2016, by Ronald G Williams and Roxanne Welch Williams

John S Shaw
Signature of Notary Public



Parcel "B" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) and the Northwest Quarter (¼) of the Southwest Quarter (¼) of Section Twenty-three (23), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Iowa, containing 29.57 Acres, as shown in Plat of Survey filed in Book 3, Page 18 on June 13, 1997 in the Office of the Recorder of Madison County, Iowa, EXCEPTING THEREFROM that part of Parcel "D" that lies therein containing 9.45 acres, as shown in Plat of Survey filed on Book 3, Page 31 on June 20, 1997, in the Office of the Recorder of Madison County, Iowa