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Date 1/13/2017 Time 2:58:13PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$671.20

Rev Stamp# 20 DOV# 27

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$420,000

### WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION

Official Form No. 103

Recorder's Cover Sheet

**Preparer Information:** (Name, address and phone number)

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

1/2

**Taxpayer Information:** (Name and complete address)

Thomas & Frankie Rouleau, 1862 Nature Court, Winterset, IA 50273

**Return Document To:** (Name and complete address)

Thomas & Frankie Rouleau, 1862 Nature Court, Winterset, IA 50273

**Grantors:**

Mitchell Mortvedt

Patricia J. Mortvedt

**Grantees:**

Thomas Rouleau

Frankie Rouleau

**Legal description:** See Page 2

**Document or instrument number of previously recorded documents:**



**WARRANTY DEED  
JOINT TENANCY**

For the consideration of -----\$420,000.00----- Dollar(s) and other valuable consideration, Mitchell Mortvedt and Patricia J. Mortvedt, Husband and Wife,

\_\_\_\_\_ do hereby Convey to Thomas Rouleau and Frankie Rouleau, Husband and Wife,

\_\_\_\_\_ as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Lot Eight (8) of Copper Fox Estates Subdivision located in the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., 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 1-12-17

Mitchell Mortvedt  
Mitchell Mortvedt(Grantor)

Patricia J. Mortvedt  
Patricia J. Mortvedt (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1-12-17, by Mitchell Mortvedt and Patricia J. Mortvedt



Sarah M. Cowman  
Signature of Notary Public