

Document 2017 158

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INDX ANNO **SCAN**

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION Official Form No. 103 **Recorder's Cover Sheet**

\$420,000

Preparer Information: (Name, address and phone number)

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

Taxpayer Information: (Name and complete address)

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

Return Document To: (Name and complete address)

E 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

Consideration, Mitchell Mortvedt and Patricia J. Mortvedt, Husband and Wife, Thomas Rouleau and Frankie Rouleau, Husband and Wife, as Joint Tenar with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate MADISON County, Iowa: Lot Eight (8) of Copper Fox Estates Subdivision located in the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), in Township Seventy-si (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 to real estate by title in fee simple; that they have good and lawful authority to sell and convey the restate; that the real estate is free and clear of all liens and encumbrances except as may be above state and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all perso except as may be above stated. Each of the undersigned hereby relinquishes all rights of down homestead and distributive share in and to the real estate. Words and phrases herein, includin acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine ferminine gender, according to the context. Dated on 1-12-17		nsideration of	\$420 <u>,00</u>			ble
Thomas Rouleau and Frankie Rouleau, Husband and Wife, as Joint Tenar with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate MADISON County, Iowa: Lot Eight (8) of Copper Fox Estates Subdivision located in the East Half (E ½) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), in Township Seventy-si (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 to real estate by title in fee simple; that they have good and lawful authority to sell and convey the restate; that the real estate is free and clear of all liens and encumbrances except as may be above state and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all perso except as may be above stated. Each of the undersigned hereby relinquishes all rights of down 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 feminine gender, according to the context. Dated on 1-12-17 (Grantor) Patricia J. Mortvedt (Grantor) STATE OF 10WA , COUNTY OF MADISON	consideration, Mi	tchell Mortvedt	and Patricia J. Mortv	edt, Husband ar	nd Wife,	
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			(Grantor)		(Granto	or)
Mortvedt and Patricia J. Mortvedt SARAH M. COWMAN Signature of Notary Public	This record	d was acknowled ricia J. Mortvedt	ged before me on	1-12-17	arah M. Gwna	