



**WARRANTY DEED - JOINT TENANCY**

Return to: Timothy C. Deford and Rita L. Deford, 2601 Marengo Dr., Perry, IA 50220  
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731  
Taxpayer: Timothy C. Deford and Rita L. Deford, 2601 Marengo Dr., Perry, IA 50220

For the consideration of \$358,000.00 Dollar(s) and other valuable consideration, Roxanne Welch Williams, formerly Roxanne Johnston and Ronald G. Williams, Wife and Husband do hereby Convey to Timothy C. Deford and Rita L. Deford

Timothy C. Deford and Rita L. Deford as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Lot Two (2) of Lakeridge Acres Subdivision of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.

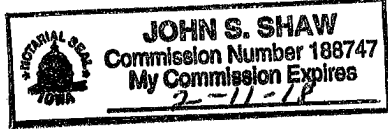
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 1-12-2017

Roxanne Welch Williams  
Roxanne Welch Williams (Grantor)

Ronald G. Williams  
Ronald G. Williams (Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on Jan. 12-2017, by Roxanne Welch Williams, formerly Roxanne Johnston and Ronald G. Williams



John S. Shaw  
Signature of Notary Public