

BK: 2017 PG: 256
Recorded: 1/23/2017 at 9:15:03.0 AM
Fee Amount: \$22.00
Revenue Tax: \$0.00
LISA SMITH RECORDER
Madison County, Iowa

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

21499205

Preparer Information: (name, address and phone number)

Catherine E. Hult
220 N. Main St., Suite 600
Davenport, IA 52801
Phone: (563) 324-3246

21499205

Taxpayer Information: (name and complete address)

Tanya Comer
614 W. Summit St.
Winterset IA 50273

Return Document To: (name and complete address)

TANYA COMER
614 W. SUMMIT ST
WINTERSET, IA 50273

Grantors:

Shaun Sanson and Tanya Comer, f/k/a Tanya Comer-Sanson

Grantees:

Tanya Comer

Legal Description: See Page 2

Document or instrument number of previously recorded documents: N/A

WARRANTY DEED

For the consideration of Ten (\$10.00) Dollar(s) and other valuable consideration, Shaun Sanson, a single person, and Tanya Comer, f/k/a Tanya Comer-Sanson, a single person, formerly husband and wife, hereby Convey to Tanya Comer, an unmarried woman, all of their right, title, interest, estate, claim and demand in the following described real estate in Madison County, Iowa:

The East Half (1/2) of the West Half (1/2) of Lot One (1) of Hutchings Addition to the City of Winterset, Madison County, Iowa.

Subject to easements and restrictive covenants of record, if any.

This deed is exempt per Iowa Code 428A.2 (16) given pursuant to a decree of dissolution of marriage filed September 24, 2014, in Madison County Court Case No. CDDM006196.

Grantors do Hereby Covenant with grantee, 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 Covenants 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.

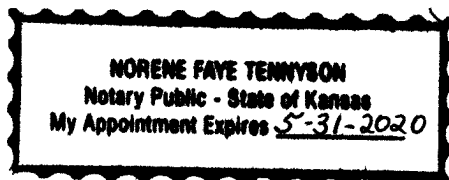
Dated: 11-3, 2016

Shaun Sanson
Shaun Sanson

STATE OF Kansas, COUNTY OF Montgomery

This instrument was acknowledged before me on November 3, 2016 by Shaun Sanson, a single person.

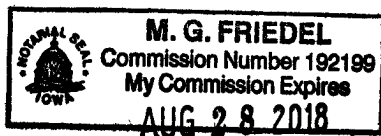
Norene Faye Tennyson, Notary Public



Tanya Comer f/k/a Tanya Comer Sanson
Tanya Comer, f/k/a Tanya Comer-Sanson

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on NOV. 23, 2016 by Tanya Comer, f/k/a Tanya Comer-Sanson, a single person.



M. G. Friedel
M. G. FRIEDEL, Notary Public