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Date 1/30/2017 Time 11:46:05AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$59.20

Rev Stamp# 44 DOV# 51

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912

Taxpayer: Philip D. Hanrahan and Traci Hanrahan, 15553 34th Lane, St. Charles, IA 50240

For the consideration of \$37,400.00-----Dollar(s) and other valuable consideration, Edwin C. Woodruff, a Single Person,

_____ do hereby Convey to Philip D. Hanrahan and Traci Hanrahan,

_____ 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 Hogue Subdivision, an official plat of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and the North Half (1/2) of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twelve (12), Township Seventy-six (76) North, Range Twenty-six (26) 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 January 23, 2017

Edwin C. Woodruff
Edwin C. Woodruff (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on January 23, 2017, by Edwin C. Woodruff



J. M. Russell
Signature of Notary Public