



Document 2017 383

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Date 1/31/2017 Time 3:27:39PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$71.20  
Rev Stamp# 51 DOV# 57

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA



### WARRANTY DEED - JOINT TENANCY

Return to: David and Sarah Anker, 1423 West Washington, Winterset, IA 50273

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

Taxpayer: David and Sarah Anker, 1423 W. Washington, Winterset, IA 50273

For the consideration of -----\$45,000.00----- Dollar(s) and other valuable consideration, Bryce Duncan and Nancy Duncan, Husband and Wife,

do hereby Convey to  
David Anker and Sarah Anker,

as Joint Tenants  
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Parcel "F" located in and forming a part of Parcel "B" in the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 4.26 acres, as shown in Plat of Survey filed in Book 2016, Page 3509 on November 21, 2016, in the Office of the Recorder of 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 1-29-17

Bryce Duncan  
Bryce Duncan (Grantor)

Nancy Duncan  
Nancy Duncan (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 1/29/17, by Bryce Duncan and Nancy Duncan



Sarah M. Cowman  
Signature of Notary Public