



Document 2017 675

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$285.60
Rev Stamp# 86 DOV# 90

INDX
ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Madison County Realty, 65 Jefferson, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Kory A. Heckstein & Rocquel S. Clark, 2662 Quail Ridge, Peru, IA 50222

For the consideration of -----\$179,000.00----- Dollar(s) and other valuable consideration, Jodi L. Broadbent and Alex Broadbent, Wife and Husband,
----- do hereby Convey to
Kory A. Heckstein and Rocquel S. Clark, ~~Married~~ unmarried persons.

----- 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", a part of Parcel "B" located in the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty-six (26) , Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.16 acres, more or less, as shown in Plat of Survey filed in Book 2016, Page 1314 on May 18, 2016, in the Office of the Recorder of Madison County, Iowa.

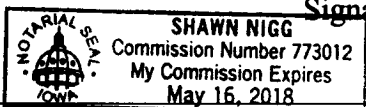
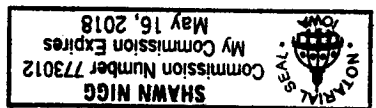
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 2-13-17

Jodi L. Broadbent
Jodi L. Broadbent (Grantor)

Alex Broadbent
Alex Broadbent (Grantor)

STATE OF IOWA, COUNTY OF Madison
This record was acknowledged before me on 2-13-17, by Jodi L. Broadbent and Alex Boradbent



Shawn Nigg
Signature of Notary Public