



Document 2017 709

Book 2017 Page 709 Type 03 001 Pages 1
Date 3/03/2017 Time 9:01:59AM
Rec Amt \$7.00 Aud Amt \$10.00
Rev Transfer Tax \$983.20
Rev Stamp# 90 DOV# 94
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX
ANNO
SCAN
CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Samuel Luke Craven, 1646 Prairieview Ct., Van Meter, IA 50261
Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, (515) 462-3731
Taxpayer: Samuel Luke Craven, 1646 Prairieview Ct., Van Meter, IA 50261

For the consideration of \$615,000.00 Dollar(s) and other valuable consideration, James L. Thalacker and Sara A. Thalacker, single individuals do hereby Convey to Samuel Luke ~~Craven~~ and Linda Maria Craven
Craven as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa: Lots One (1) and Three (3) of the Replat of Guye Woods Overlook Subdivision, located in the Southwest Quarter (1/4) of the Northwest Quarter (NW1/4) and the Northwest Quarter (NW1/4) of the Southwest Quarter (SW1/4) of Section Three (3) and in the South Half (S1/2) of the Northeast Quarter (NE1/4) of Section Four (4), all in Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa. MCA

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 2017 Mar 01
[Signature]
James L. Thalacker (Grantor)

[Signature]
Sara A. Thalacker (Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 3-1-17, by James L. Thalacker and Sara A. Thalacker



[Signature]
Signature of Notary Public