



Document 2017 727

Book 2017 Page 727 Type 03 001 Pages 1

Date 3/06/2017 Time 11:14:19AM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$295.20

Rev Stamp# 94 DOV# 97

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$185,000.00



WARRANTY DEED

Return to: Ryan J. Ellis, 209 N. Buxton, Indianola, IA 50125

Preparer: Ryan J. Ellis, 209 N. Buxton, Indianola, IA 50125, Phone: (515) 962-9080

Taxpayer: Ronald M. Lyon, 1642 Valley View Ave., VanMeter, IA 50261

For the consideration of One Dollar(s) and other valuable consideration, Shirley A. Wilgenbusch, a widow

Ronald M. Lyon, a married person do hereby Convey to

Madison County, Iowa: The Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section Three (3), Township Seventy-six (76), Range 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.

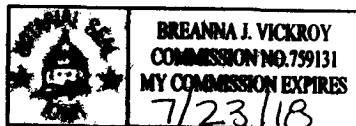
Dated on March 3, 2017

Shirley A. Wilgenbusch
Shirley A. Wilgenbusch (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WARREN

This record was acknowledged before me on March 3, 2017, by Shirley A. Wilgenbusch



Breanna J. Vickroy
Signature of Notary Public