



Document 2017 772

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Rec Amt \$7.00 Aud Amt \$5.00

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

Return to: Farmers & Merchants State Bank, POB 29, Winterset, IA 50273
Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731
Taxpayer: Daniel M. and Brittany J. Gilliatt, 2027 Nature Trail, Winterset, IA 50273

For the consideration of -----\$1.00----- Dollar(s) and other valuable consideration, Daniel M. Gilliatt and Brittany J. Gilliatt, Husband and Wife

Daniel M. Gilliatt and Brittany J. Gilliatt, do hereby Convey to

Daniel M. Gilliatt and Brittany J. Gilliatt, as Joint Tenants

with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: That part of Parcel "A" located in the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-nine (29), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.902 acres, as shown in Plat of Survey filed in Book 2, Page 597 on July 26, 1995, in the Office of the Recorder of Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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 3/7/17

Daniel M. Gilliatt

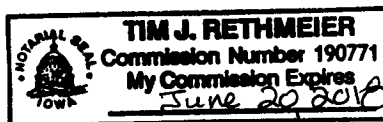
Daniel M. Gilliatt (Grantor)

Brittany J. Gilliatt

Brittany J. Gilliatt (Grantor)

STATE OF Iowa, COUNTY OF MADISON

This record was acknowledged before me on March 7, 2017, by Daniel M. Gilliatt and Brittany J. Gilliatt



Tim J. Rethmeier

Signature of Notary Public