



Document 2017 934

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Date 3/24/2017 Time 1:56:51PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$264.80

Rev Stamp# 113 DOV# 120

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$ 166,000

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form No. 101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, IA 50072 (515) 758-2267

$\frac{1}{2}$

Taxpayer Information: (Name and complete address)

Anne M. Cooper
340 S.W. Walnut
Earlham, Iowa 50072

Return Document To: (Name and complete address)

Samuel H. Braland
P.O. Box 370
Earlham, Iowa 50072

Grantors:

Jeffrey M. Lillie
Jessica L. Lillie

Grantees:

Anne M. Cooper

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of \$166,000.00 and no/100ths----- Dollar(s) and other valuable consideration, JEFFREY M. LILLIE and JESSICA L. LILLIE, husband and wife, do hereby Convey to ANNE M. COOPER

the following described real estate in Madison County, Iowa:

A tract of land commencing at the Northwest corner of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., thence due South 170.0 feet along the section line, thence North 88°38' East 33 feet to the point of beginning; thence continuing North 88°38' East 168.5 feet; thence due South 110 feet; thence South 88°38' West 168.5 feet; thence due North 110 feet along the East right of way line of a county road to the point of beginning; said parcel is situated in the Northwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Seven (7), Township Seventy-seven (77) North, Range Twenty-eight (28) West of the 5th P.M., City of Earlham, 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 15, 2017.

(Grantor)

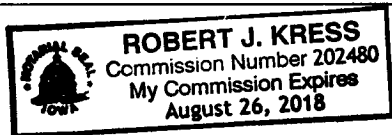
Handwritten signature of Jeffrey M. Lillie
Jeffrey M. Lillie (Grantor)

(Grantor)

Handwritten signature of Jessica L. Lillie
Jessica L. Lillie (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 15 March, 2017, by Jeffrey M. Lillie and Jessica L. Lillie



Handwritten signature of Robert J. Kress
Signature of Notary Public