



Document 2017 1126

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Date 4/10/2017 Time 11:55:57AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$248.80

Rev Stamp# 142 DOV# 148

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

- ✓ **Return Document To:** Homefront Realty, 67 Jefferson, Winterset, IA 50273
- Preparer Information:** Mark L. Smith, POB 230, Winterset, IA 50273, Phone: (515) 462-3731
- Address Tax Statement:** Lori Hammond & Kurtis Greenwood, 799 SW Hoytsville Road, Coalville, UT 84017

WARRANTY DEED

For the consideration of -----\$156,000.00----- Dollar(s) and other valuable consideration, Ryan Breeding and Karly Breeding, Husband and Wife, do hereby Convey to An undivided one-half interest to Kurtis M. Greenwood, Trustee of the Kurtis Greenwood Living Trust Dated November 6, 2009, and any amendments thereto; AND, An undivided one-half interest to Lori A. Hammon, Trustee of the Lori Hammon Living Trust Dated November 6, 2009, and any amendments thereto. the following described real estate in MADISON County, Iowa:

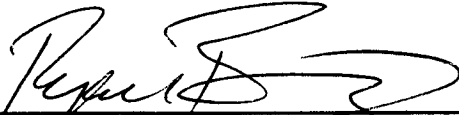
Parcel "E" located in the West Half (W ½) of the Southeast Quarter (SE 1/4) of Section Ten (10), Township Seventy-five (75) North, Range Twenty-eight (28) West of the 5th P.M., Madison County, Iowa, containing 10.83 acres, as shown in Plat of Survey filed in Book 2017, Page 943 on March 27, 2017, in the Office of the Recorder of Madison County, Iowa, EXCEPT that part thereof used for road purposes.

Subject to the reservation that the land shall not be further subdivided and only one home shall be erected thereon.

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: 4-10-17.



Ryan Breeding (Grantor)



Karly Breeding (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 4-7-17, by Ryan Breeding and Karly Breeding.





Signature of Notary Public