



Document 2017 1159

Book 2017 Page 1159 Type 03 001 Pages 2

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$207.20

Rev Stamp# 147 DOV# 152

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX

ANNO

SCAN

CHEK

**WARRANTY DEED**

(Several Grantors)

**Recorder's Cover Sheet**

\$130,000

**Preparer Information:** (name, address and phone number)

Samuel I. Kreamer, 7155 Lake Drive, Suite 200, West Des Moines, IA 50266, Phone: (515)

727-0900

<sup>3</sup>/<sub>3</sub>

**Taxpayer Information:** (name and complete address)

Luanne Sellner 5234 Windsor Court, Pleasant Hill, Iowa 50327

**Return Document To:** (name and complete address)

Luanne Sellner 5234 Windsor Court, Pleasant Hill, Iowa 50327

**Grantors:**

Judy Broxmeyer and James Nible

**Grantees:**

Luanne Sellner as Trustee of the Luanne Sellner Trust U/A DTD September 2, 2016

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:**

**WARRANTY DEED**

For the consideration of One Hundred Thirty Thousand (\$130,000.00) Dollar(s) and other valuable consideration, James Nible and Judy Broxmeyer, husband and wife do hereby Convey to Luanne Sellner as Trustee of the Luanne Sellner Trust U/A DTD September 2, 2016 the following described real estate in MADISON County, Iowa (the "Property"):

A part of Government Lot Seven (7) located in Section Six (6), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 4.77 acres, as shown in the Retracement Plat of Survey filed in Book 2016, Page 2999 on October 7, 2016 in the Office of the Recorder of 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 but subject to easements and the terms of a "Property Use Restriction Agreement" filed on the same date as this Warranty Deed ; 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.

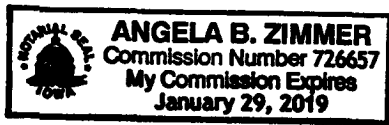
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: 4/12/17

*Judy Broxmeyer*  
\_\_\_\_\_  
Judy Broxmeyer (Grantor)  
*James Nible*  
\_\_\_\_\_  
James Nible (Grantor)

STATE OF IOWA, COUNTY OF POLK

This record was acknowledged before me on April 12, 2017, by James Nible and Judy Broxmeyer, husband and wife.



*Angela B. Zimmer*  
\_\_\_\_\_  
Signature of Notary Public