



Document 2017 1245

Book 2017 Page 1245 Type 03 001 Pages 1

Date 4/21/2017 Time 3:21:18PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$159.20

Rev Stamp# 155

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

### WARRANTY DEED



Return to: Scott A. Evans, 2491 225th Trail, Winterset, IA 50273

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Scott A. Evans, 2491 225th Trail, Winterset, IA 50273

For the consideration of \$100,000.00 Dollar(s) and other valuable consideration, James C. Eller, Single

Scott A. Evans do hereby Convey to

Madison County, Iowa: The Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Eleven (11), Township Seventy-five (75) North, Range Twenty-nine (29) West of the 5th P.M., Madison County, Iowa.

This Deed is given in full satisfaction of a Real Estate Contract recorded in Book 2012, Page 1539 of the Recorder's Office of Madison County, Iowa.

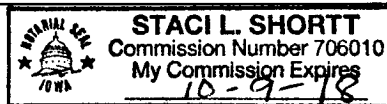
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 4/19/17

James C. Eller  
James C. Eller (Grantor)

\_\_\_\_\_  
(Grantor)

STATE OF IOWA, COUNTY OF MADISON  
This record was acknowledged before me on April 19, 2017, by James C. Eller



Staci L. Shortt  
Signature of Notary Public