

BK: 2017 PG: 1668
Recorded: 5/31/2017 at 10:01:13.0 AM
Fee Amount: \$17.00
Revenue Tax: \$85.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: (515)453-5724

Mail tax statements and return document to:
Larry Bishop and Ruth Bishop, 220 E Jefferson, Osceola , IA 50213

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Nicki Greenfield and Jay Greenfield, a married couple**, do hereby convey unto **Larry Bishop and Ruth Bishop, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Six (6) of Walnut Cove Estates Subdivision, Plat No. 1, located in the East Half (1/2) of the Northwest Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

Order No.: MES-73654/CC

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Nicki Greenfield

Nicki Greenfield

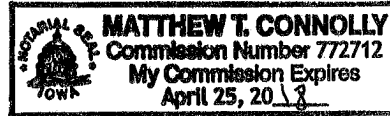
Jay Greenfield

Jay Greenfield

STATE OF Iowa)

COUNTY OF Polk)

SS:



This instrument was acknowledged before me on 5/30 2017 by Nicki Greenfield and Jay Greenfield, a married couple.

[Signature]
Notary Public in and for said State