

BK: 2017 PG: 1734
Recorded: 6/5/2017 at 11:01:24.0 AM
Fee Amount: \$17.00
Revenue Tax: \$249.60
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 103
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

Taxpayer Information: (Name and complete address)

Anthony J. and Laura M. Elliot
19346 365th Street
Earlham, Iowa 50072

Return Document To: (Name and complete address)

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

Grantors:

Roxanne S. Book
Michael J. Book

Grantees:

Anthony J. Elliot
Laura M. Elliot

Legal description: See Page 2

Document or instrument number of previously recorded documents:



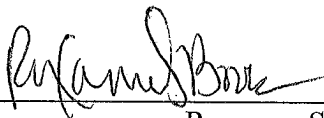
WARRANTY DEED JOINT TENANCY

For the consideration of \$156,500.00 and no/100ths----- Dollar(s) and other valuable consideration, ROXANNE S. BOOK f/k/a ROXANNE S. HENSLEY and MICHAEL J. BOOK, wife and husband, do hereby Convey to ANTHONY J. ELLIOT and LAURA M. ELLIOT as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:


Lots Eleven (11) and Twelve (12) in Block Two (2) of Taylor's Addition to the Town 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 May 26, 2017



Roxanne S. Book (Grantor)



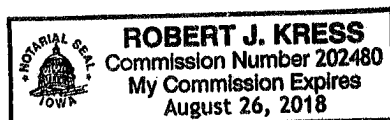
Michael J. Book (Grantor)

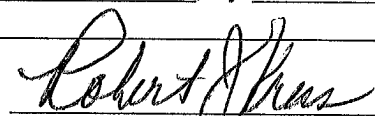
(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on May 26, 2017, by Roxanne S. Book and Michael J. Book




Signature of Notary Public