



Document 2017 1871

Book 2017 Page 1871 Type 03 001 Pages 1
Date 6/16/2017 Time 12:50:15PM
Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$235.20
Rev Stamp# 246 DOV# 252

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

WARRANTY DEED



Return to: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067
Preparer: Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067, (515) 462-4912
Taxpayer: Caitlin L. Proudfoot, 102 W. Carpenter Street, St. Charles, IA 50240

For the consideration of \$147,500.00----- Dollar(s) and other valuable consideration, Roy W. Yonce and Sallie P. Yonce, Husband and Wife,

do hereby Convey to
Caitlin L. Proudfoot,

the following described real estate in
Madison County, Iowa: Parcel "F", located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Seventeen (17), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 3, Page 450 on May 28, 1999 in the Office of the Recorder of Madison County, Iowa.



AND any and all right, title and interest Sellers have in and to an Easement over, across and through the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M. Madison County, Iowa, for the purpose of repairing, replacing and maintaining the water system for the house located on the premises conveyed herein AND any and all right Sellers have to utilize water, without restriction, from that well located on the West Half (W 1/2) of the Southwest Quarter (SW 1/4) of Section Sixteen (16), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M. Madison County, Iowa

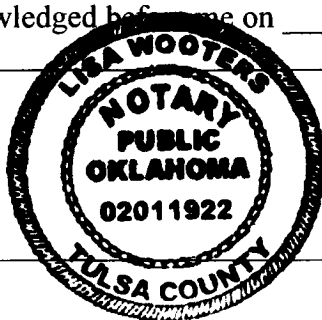
Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and Convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; 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 June 12, 2017

Roy W. Yonce
Roy W. Yonce (Grantor)

Sallie P. Yonce
Sallie P. Yonce (Grantor)

STATE OF OKLAHOMA, COUNTY OF Tulsa
This record was acknowledged before me on June 12, 2017, by Roy W. Yonce
and Sallie P. Yonce



Lisa Wooters
Signature of Notary Public