



Document 2017 2130

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Rec Amt \$17.00 Aud Amt \$5.00 INDX

Rev Transfer Tax \$151.20 ANNO

Rev Stamp# 285 DOV# 292 SCAN

LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

**WARRANTY DEED JOINT TENANCY  
Recorder's Cover Sheet**

\$95,000

**Preparer Information:**

William E. Bump, PO Box 366, Stuart, IA 50250, Phone: (515) 523-2843

**Taxpayer Information:**

Shawn R. McKibbin, 507 North Fremont Street, Stuart, Iowa 50250

**Return Document To:**

William E. Bump, PO Box 366, Stuart, IA 50250

**Grantors:**

Shawn P. Riley

Yolanda Riley

**Grantees:**

Christina M. Sell

Shawn R. McKibbin

**Legal Description:** See Page 2

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

## WARRANTY DEED - JOINT TENANCY

For the consideration of One Dollar and other valuable consideration, Shawn P. Riley and Yolanda Riley, husband and wife, do hereby convey to Christina M. Sell and Shawn R. McKibbin, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in Madison County, Iowa:

The North Half (N $\frac{1}{2}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) except beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner of the northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twelve (12), Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence South 39°02' West 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the point of beginning, containing 2 $\frac{1}{2}$  acres more or less and also except 1.8 acres public highway, all in Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa,


AND

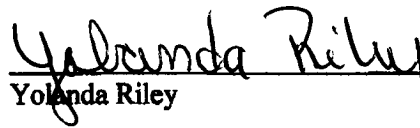
A tract of land described as follows: Beginning at a point 84.4 feet East and 44.3 feet South of the Northwest corner of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section Twelve (12), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, running thence South 39°02' West 47.63 feet, thence South 378 feet, thence East 183 feet, thence North 124 feet, thence East 144 feet, thence North 267 feet, thence West to the point of beginning, Madison County, Iowa, subject to and together with any and all easements, restrictions or covenants apparent or of record.

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.

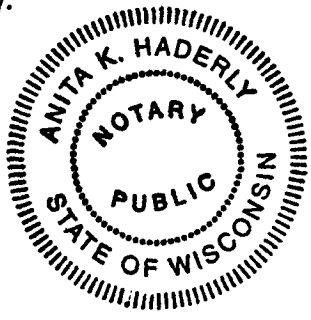
Dated: June 28, 2017.

  
Shawn P. Riley

  
Yolanda Riley

Ashland  
STATE OF WISCONSIN, COUNTY OF ~~DAVISON~~ a.h. ss-

This record was acknowledged before me on June 28, 2017, by Shawn P. Riley and Yolanda Riley.



Anita K. Haderly  
Signature of Notary Public  
expires 6-17-21