



Document 2017 2274

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Rec Amt \$7.00 Aud Amt \$5.00
Rev Transfer Tax \$559.20
Rev Stamp# 314 DOV# 319

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



WARRANTY DEED - JOINT TENANCY

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: Dennis G. Kraft and Linda D. Kraft, 2938 187th Street, Winterset, IA 50273

For the consideration of \$350,000.00-----Dollar(s) and other valuable consideration, Scott D. Hessenius and Dianne S. Hessenius, Husband and Wife,

do hereby Convey to Dennis G. Kraft and Linda D. Kraft,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: A tract of land located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, described as follows, to-wit: Commencing at the Southwest corner of the Northwest Quarter (1/4) of said Section Sixteen (16), thence East along the South line of the Northwest Quarter (1/4) of said Section Sixteen (16) 923.4 feet, thence North 0°0' East 330.1 feet, thence West to the West line of said Northwest Quarter (1/4), thence South 330.1 feet to the point of beginning.

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 July 12, 2017

[Signature]
Scott D. Hessenius (Grantor)

[Signature]
Dianne S. Hessenius (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on July 12, 2017, by Scott D. Hessenius and Dianne S. Hessenius



[Signature]
Signature of Notary Public