



Document 2017 2475

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Date 8/10/2017 Time 8:07:59AM

Rec Amt \$7.00 Aud Amt \$5.00

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK



## WARRANTY DEED

Return to: Jan Marie Welshons, 3221 220th Street, St. Charles, IA 50240

Preparer: Jerrold B. Oliver, 101 1/2 W. Jefferson, Winterset, IA 50273, Phone: (515) 462-3731

Taxpayer: Jan Marie Welshons, 3221 220th Street, St. Charles, IA 50240

For the consideration of \$1 Dollar(s) and other valuable consideration, Dustin James Welshons and Jordyn Welshons, Husband and Wife

do hereby Convey to Jan Marie Welshons

the following described real estate in  
Madison County, Iowa: Lot Two (2) of Welshons Woods located in the Northwest Fractional Quarter of the Northwest Quarter of Section Two (2), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

This deed is exempt according to Iowa Code 428A.2(21).

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.

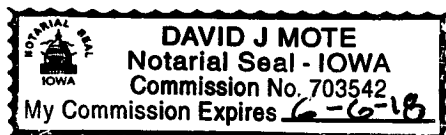
Dated on 8-8-17

Dustin James Welshons (Grantor)

Jordyn Welshons (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on August 8, 2017, by Dustin James Welshons and Jordyn Welshons



Signature of Notary Public