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Rec Amt \$7.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$618.40

ANNO

Rev Stamp# 356 DOV# 364

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



### WARRANTY DEED - JOINT TENANCY

Return to: Daniel and Jacqueline Baer, 1856 Nature Court, Winterset, IA 50273

Preparer: Mark L. Smith, POB 230, Winterset, IA 50273, (515) 462-3731

Taxpayer: Daniel and Jacqueline Baer, 1856 Nature Court, Winterset, IA 50273

For the consideration of -----\$387,000.00----- Dollar(s) and other valuable consideration, Kenneth W. Felton and Sheryl L. Felton, Husband and Wife,

do hereby Convey to Daniel Baer and Jacqueline Baer,

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in MADISON County, Iowa: Lot Six (6) of Copper Fox Estates Subdivision located in the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, AND Parcel "B", a part of Lot Four (4) of said Copper Fox Estates Subdivision, containing 0.548 acres, as shown in Plat of Survey filed in Book 2007, Page 1611 on April 19, 2007, in the Office of the Recorder of 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 8-10-17

Kenneth W. Felton  
Kenneth W. Felton (Grantor)

Sheryl L. Felton  
Sheryl L. Felton (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 8-10-17, by Kenneth W. Felton and Sheryl L. Felton



Sarah M. Cowman  
Signature of Notary Public