

Document 2017 2711

Book 2017 Page 2711 Type 03 001 Pages 1 Date 8/29/2017 Time 2:33:21PM Rec Amt \$7.00 Aud Amt \$5.00 INDX Rev Transfer Tax \$519.20 **ANNO**

Rev Stamp# 377 DOV# 384

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LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

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VVA				11 / 11 1		

WARRANTY DEED - JOINT TENANCY
Return to: Madison Country Reality, 65 Jefferson, Winterset, IA 50273
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-37 Taxpayer: Tobias R. Moriset & Krystal F. Moriset, 2391 148th Street, Winterset, IA 50273
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, (515) 462-37 Taxpayer: Tobias R. Moriset & Krystal F. Moriset, 2391 148th Street, Winterset, IA 50273 For the consideration of\$325,000 Dollar(s) and other valuable
For the consideration of Dollar(s) and other valuable
consideration, Michael W. Hamilton & Angelica H. Hamilton, husband and wife
do hereby Convey to
Tobias R. Moriset & Krystal F. Moriset
as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa: Parcel "B", located in the Southeast Quarter (1/4) of the Southeast
Quarter (1/4) of Section Twenty-Nine (29), Township Seventy-seven (77) North Range
Twenty-seven (27) West of the Fifth Principal Meridian, Madison County, Iowa, containing 4.66
acres, as shown in Plat of Survey filed in Book 3, Page 214 on aPRIL 15, 1998 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 Michael W. Hamilton (Grantor)

IOWA , COUNTY OF This record was acknowledged before me on 8-25-2017

Hamilton & Angelica H. Hamilton

SHAWN NIGG Commission Number 773012 My Commission Expires May 16, 2018

Signature of Notary Public