



Document 2017 2808

Book 2017 Page 2808 Type 03 001 Pages 2

Date 9/06/2017 Time 1:35:08PM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$124.00

ANNO

Rev Stamp# 396 DOV# 402

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA



\$ 77,714

**WARRANTY DEED**  
THE IOWA STATE BAR ASSOCIATION  
Official Form No. 101  
**Recorder's Cover Sheet**

**Preparer Information:** (Name, address and phone number)

Samuel H. Braland, 115 E. First Street, P.O. Box 370, Earlham, Iowa 50072 (515) 758-2267

**Taxpayer Information:** (Name and complete address)

Jeffrey K. Howell  
1743 - 137th Street  
Earlham, Iowa 50072

**Return Document To:** (Name and complete address)

Samuel H. Braland  
P.O. Box 370  
Earlham, Iowa 50072

**Grantors:**

Derek James Miller-Overton  
Kelsey Ann Miller-Overton

**Grantees:**

Jeffrey K. Howell

**Legal description:** See Page 2

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



WARRANTY DEED

For the consideration of \$77,714.56 Dollar(s) and other valuable consideration, DEREK JAMES MILLER-OVERTON and KELSEY ANN MILLER-OVERTON, husband and wife, do hereby Convey to JEFFREY K. HOWELL the following described real estate in Madison County, Iowa:

The West 75 feet of Lot One (1) in Block Two (2) of Christopher Wilson's Addition to the Town of Earlham, Madison County, Iowa.

This conveyance is subject to a real estate mortgage given by the grantors to Earlham Savings Bank recorded in Book 2009, Page 1330, in the Office of the Recorder of Madison County, Iowa, which grantee hereby assumes and agrees to pay.

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 9-1, 2017.

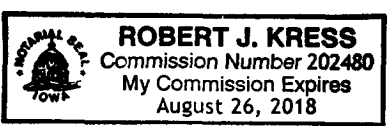
[Signature of Derek James Miller-Overton]
Derek James Miller-Overton (Grantor)

[Signature of Kelsey Ann Miller-Overton]
Kelsey Ann Miller-Overton (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON
This record was acknowledged before me on 9-1, 2017, by Derek James Miller-Overton and Kelsey Ann Miller-Overton



[Signature of Robert J. Kress]
Signature of Notary Public