



BK: 2017 PG: 3202
Recorded: 10/11/2017 at 12:24:23.0 PM
Fee Amount: \$17.00
Revenue Tax: \$221.60
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:
JOSEPH F WALLACE, Simpson, Jensen, Abels, Fischer & Bouslog PC, 400 Locust St, Ste 400, Des Moines, IA 50309
Phone No.: 515-453-4216

Mail tax statements and return document to:
Grant C. Knotts and Paige K. Knotts, 215 S 12th Ave, Winterset, IA 50273

WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Sherri J. Briney, a single person**, does hereby convey unto **Grant C. Knotts and Paige K. Knotts, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

Lot Forty-seven (47) of Honor's Acres Second Addition to the City of Winterset, Madison County, Iowa.

Order No.: MES-75730/DW

SUBJECT TO ANY COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

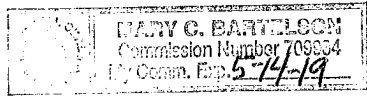
Sherri J. Briney
Sherri J. Briney

STATE OF Iowa
COUNTY OF Madison

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This instrument was acknowledged before me on October 7th 2017 by Sherri J. Briney, a single person.

Mary Bartelson
Notary Public in and for said State



Mary Bartelson
Comm # 709934
Exp. Date: 5-14-19