

BK: 2017 PG: 3314
Recorded: 10/23/2017 at 9:42:04.0 AM
Fee Amount: \$12.00
Revenue Tax: \$519.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED - JOINT TENANCY

Return to: Christopher M. and Allison N. Grandfield, 2283 242nd Ct, Winterset, IA 50273

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

Taxpayer: Christopher M. and Allison N. Grandfield, 2283 242nd Ct, Winterset, IA 50273

For the consideration of ----\$325,000.00--- Dollar(s) and other valuable consideration, Sean D. Gilliland and Gretchen L. Gilliland, husband and wife

do hereby Convey to
Christopher M. Grandfield and Allison N. Grandfield

as Joint Tenants
with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa: Lot Two (2) of Millstream Country Estates, a Subdivision in the
South Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Eighteen
(18), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., 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 10-19-17

Sean D. Gilliland (Grantor)

Gretchen L. Gilliland (Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 10-19-17, by

Sean D. Gilliland - Gretchen L. Gilliland



Signature of Notary Public