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LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

INDX

ANNO

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CHEK

## WARRANTY DEED – JOINT TENANCY

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### Recorder's Cover Sheet

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

Joseph D Akers, 517 SE 17<sup>th</sup> ST, Grimes, IA 50111, Phone: (515) 559-6187

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

Tony and Jayne Maxwell, 1831 Ironwood Trail, Winterset, Ia 50273

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

Tony and Jayne Maxwell, 1831 Ironwood Trail, Winterset, Ia 50273

**Grantors:**

Joseph D. Akers

**Grantees:**

Tony Maxwell  
Jayne Maxell

**Legal description:** See Page 2

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

**WARRANTY DEED – JOINT TENANCY**

For the consideration of One Hundred Twenty Nine Thousand Five Hundred and 00/100----  
(129,500) Dollar(s) and other valuable consideration, Joseph D. Akers, Single do hereby Convey to  
Tony and Jayne Maxwell, as Joint Tenants with Full Rights of Survivorship, and not as Tenants in  
Common, the following described real estate in Madison County, Iowa:

The North 15 acres of the East Half(1/2) of the Northeast Quarter(1/4) of the  
Northeast Quarter(1/4) of Section Sixteen(16), Township Seventy-six(76) North,  
Range Twenty-eight(28) West of the 5 P.M., Madison County, Iowa; AND  
all that part of Lot Three(3) of the Subdivision of the Southwest Quarter (SW  
1/4) of the Southwest Quarter(SW 1/4) of Section Ten(10), Township Seventy-  
six(76) North, Range Twenty-eight(28) West of the 5 P.M., Madison  
County, Iowa, lying West of the centerline of the public highway located  
therein; AND, Lot Two(2) of the Subdivision of the Northwest Quarter(NW  
1/4) of the Northwest Quarter(NW 1/4) of Section Fifteen(15), Township  
Seventy-six(76) North Range Twenty-eight (28) West of the 5 P.M., Madison  
County, Iowa; AND all that part of Lots One (1) and Four (4) of the  
Subdivision of the Northwest Quarter (NW 1/4) of the Northwest Quarter  
(NW 1/4) of said Section Fifteen (15), lying West of the centerline of the  
public highway located therein.

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 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 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.

STATE OF Iowa, ss:

Madison County,

On this 8 day of November 2017,  
before me the undersigned, a Notary Public  
in the said State, Personally appeared \_\_\_\_\_

Joseph D. Akers

to me known to be the identical persons named in  
and who executed the foregoing instrument and  
acknowledged that they executed the same as their  
voluntary act and deed

Dated: November 8, 2017

  
(Grantor)

 Notary Public

