



Document 2017 4022

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Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$621.60

ANNO

Rev Stamp# 546 DOV# 561

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

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)453-4625

Mail tax statements and return document to:

Christopher M. Grandstaff and Michele L. Grandstaff, 2517 Hiatt Apple Trl., Winterset, IA 50273

F1041922

$\frac{1}{2}$

\$389,000

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Margaret E. Noble, a single person**, does hereby convey unto **Christopher M. Grandstaff and Michele L. Grandstaff, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the following described real estate:

**Lot One (1) of Lazy "S" Ranch Subdivision, located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-three (23), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**



Order No.: MES-77074/JC

**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.

Margaret E. Noble  
Margaret E. Noble



STATE OF  Iowa  )  
COUNTY OF  Polk  )

SS:

This instrument was acknowledged before me on  December 26  2017 by Margaret E. Noble, a single person.

Rebecca Lee Knight  
Notary Public in and for said State