

BK: 2017 PG: 4078
Recorded: 12/28/2017 at 8:10:50.0 AM
Fee Amount: \$12.00
Revenue Tax: \$215.20
LISA SMITH RECORDER
Madison County, Iowa



WARRANTY DEED

Return to: Jeffrey Owen Kay, 622 N. John Wayne Drive, Winterset, IA 50273
Preparer: Mark L. Smith, P.O. Box 230, Winterset, IA 50273, Phone: (515) 462-3731
Taxpayer: Jeffrey Owen Kay, 622 N. John Wayne Drive, Winterset, IA 50273

For the consideration of ---\$134,900.00 Dollar(s) and other valuable consideration, James C. Eller, single person

Jeffrey Owen Kay do hereby Convey to

Jeffrey Owen Kay the following described real estate in Madison County, Iowa: The North Half (1/2) of Lots One (1) and Two (2) in Block Thirteen and One-half (13 1/2) of Pitzer & Knight's Addition to the City of Winterset, 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 12-20-17

James C. Eller
James C. Eller (Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me on 12-20-17, by James C. Eller



Jennifer Stover
Signature of Notary Public