



Document 2018 1681

Book 2018 Page 1681 Type 03 001 Pages 1

Date 5/25/2018 Time 3:41:18PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$175.20

Rev Stamp# 212 DOV# 213

INDX

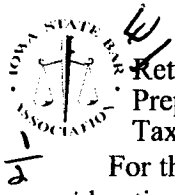
ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



WARRANTY DEED - JOINT TENANCY

Return to: Todd Flynn and Michelle Flynn, 2104 NW Harvest Drive, Grimes, IA 5011

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

Taxpayer: Todd Flynn and Michelle Flynn, 2104 NW Harvest Drive, Grimes, IA 5011

For the consideration of ---\$110,000.00--- Dollar(s) and other valuable consideration, Brian Martin and Lori Martin, husband and wife

Todd Flynn and Michelle Flynn do hereby Convey to

Todd Flynn and Michelle Flynn 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 McBride Woods Subdivision, located in the Southwest Quarter (1/2) of Section Three (3), Township Seventy-six (76) 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.

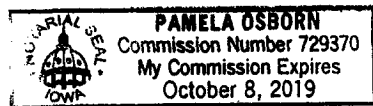
Dated on 5/18/18

Brian Martin
Brian Martin (Grantor)

Lori Martin
Lori Martin (Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me on _____, by Brian Martin and Lori Martin



Pamela Osborn
Signature of Notary Public