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Date 1/28/2020 Time 3:33:13PM

Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$687.20

Rev Stamp# 27 DOV# 27

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

Preparer: Jason R. Sandegren, 4201 Westown Pkwy - Ste 250, W. Des Moines, IA 50266 (515) 283-1801 (2129RTE)

Return To: Raymond M. Pater, 2512 - 225th Trail, Winterset, Iowa 50273

Taxpayer Information: Raymond M. Pater, 2512 - 225th Trail, Winterset, Iowa 50273

\$430,000

WARRANTY DEED

CT 7073/
P147561

For the consideration of One (\$1.00) Dollar and other valuable consideration, **James Kahler and Ruby Kahler, a married couple**, do hereby Convey to **Raymond M. Pater and Erin E. Pater, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot Two (2) of CANDACE ESTATES, a subdivision located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Three (3), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa;

Subject to all covenants, restrictions and easements of record.

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: 01/22/2020

James Kahler
James Kahler

Ruby Kahler
Ruby Kahler

STATE OF Iowa

COUNTY OF Polk

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)ss:
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This record was acknowledged before me on January 22, 2020, by James Kahler and Ruby Kahler, a married couple.

Courtney L Moller
Notary Public in and for said State

