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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$335.20

Rev Stamp# 521 DOV# 517

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX

ANNO

CHEK

Preparer: Danielle Guisinger, 2202 Woodlands Pkway, Clive, IA 50325 (515) 3710117

EV Taxpayer Information and Return To:
Benjamin Ruley, 865 SE Prairie Park Lane, Waukee, IA 50263

F1089749

$\frac{1}{2}$

\$210,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Summer M. Clark and Ryan C. Clark, a married couple**, do hereby Convey to **Benjamin Ruley**, in the following described real estate:

Lot Two (2) of Bloom Ridge Subdivision, located in the North Half (1/2) of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-six (26) 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.

