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Document 2009 2793

Book 2009 Page 2793 Type 03 001 Pages 1
Date 9/08/2009 Time 1:31 PM
Rec Amt \$9.00 Aud Amt \$5.00
Rev Transfer Tax \$236.00
Rev Stamp# 225 DOV# 236
LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

MCA-1P

Return to RE/MAX Real Estate Group, 6600 University Ave., Des Moines, IA 50311

Preparer

Information Larry L. Tuel #005633, 6600 University Ave., Des Moines, IA 50311-1693, (515) 271-7766

Individual's Name	Street Address	City	Phone

Tax Statement to: Ryan J. Buhr - 3295 Woodbrook Lane, New Virginia, IA 50210

\$1,48,000.00

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Roxanne LeMoine, a single person, does hereby convey to Ryan J. Buhr, the following described real estate in Madison County, Iowa:

Lot 2 and the East Half (E 1/2) of Lot 3 of TIMBER VALLEY, being a part of an Official Plat of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section 25 in Township 74 North, Range 26, West of the 5th P.M., Madison County, Iowa.



Property Address: 3295 Woodbrook Lane, New Virginia, 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: 8-27-09

Roxanne LeMoine
Roxanne LeMoine (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

On this 27 day of Aug, 2009, before me, the undersigned, a Notary Public in and for said State, personally appeared Roxanne LeMoine, a single person, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that she executed the same as her voluntary act and deed.



Deann Lee
Notary Public