ENTERED FOR XXX

Document 2005 2571

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MICHELLE "MICKI" UTSLER, COUNTY RECORDER MADISON 10WA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH & RUSSELL, P.C., 2536 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

H# (515) 278-0623 RECORDED\_\_\_\_

ESCROW PROFESSIONAL COMPANY, 1401 - 50<sup>th</sup> Street, Suite 105, West Des Moines, Iowa 50266

COMPARED.

Mail tax statements to:

JOHN COFFIE & ANN COFFIE, 1319 Norwood Court, Van Meter, Iowa 50261

File #0540220

284,000,00

## WARRANTY DEED

For the consideration of One Dollar (\$1.00) and other valuable consideration, Perry L. Tague and Robin M. Tague, husband and wife, do hereby convey unto John J. Coffie and Ann M. Coffie, husband and wife, as Joint Tenants with Full Rights of Survivorship and not as Tenants in Common, the following-described real estate:

Lot Fifteen (15) of Prairie Ridge Estates located in the North Half (1/2) of the Northeast Quarter (1/4), the Southwest Quarter (1/4) of the Northeast Quarter (1/4) and the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-Seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.



Locally known as 1319 Norwood Court, Van Meter, 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.

STATE OF IOWA

SS:

COUNTY OF DALLAS

deed.

On this 20 day of May before me the undersigned, a Notary Public in and for said State, personally appeared Perry L. Tague and Robin M. Tague, husband and wife, to me known to be the identical person named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and

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Notary Public in and for the State of Iowa

SUSAN M. PLEVA nmission Number 139020 My Commission Expires

Dated: 5