



Document 2011 2479

Book 2011 Page 2479 Type 03 001 Pages 2
Date 9/20/2011 Time 12:40 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$287.20
Rev Stamp# 268 DOV# 282

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by and return to:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 278-0623

Mail tax statements to:

CONSTANCE AND THOMAS HAYES, 1290 Upland Lane, Van meter, Iowa 50261

A&R File #19092-11-REM (rfb)

\$180,000

WARRANTY DEED

Legal: Parcel "J" located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Sixteen (16), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed Book 2004, Page 3871 on August 19, 2004, in the Office of the Recorder of Madison County, Iowa



Address: 1290 Upland Lane, Van Meter, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Ricky Warmack and Deborah A. Wilber, a married couple**, do hereby convey unto **Constance S. Hayes and Thomas P. Hayes, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantees, and successors in interest, that said 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 relinquish 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 DAK)

Dated: 9-9-2011, 2011

On this 9 day of September, 2011,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Ricky Warmack and
Deborah A. Wilber, a married couple**, to me known
to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that those persons executed the same as their
voluntary act and deed.

Ricky Warmack
Ricky Warmack

Deborah A. Wilber
Deborah A. Wilber

Lynn McGee
Notary Public in and for said State

