



Document 2012 2380

Book 2012 Page 2380 Type 03 001 Pages 2  
Date 8/15/2012 Time 10:05 AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$40.80  
Rev Stamp# 248 DOV# 267

INDX ✓  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

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

Phone # (515) 224-8815

Return document to and mail tax statements to:

MICHAEL AND AMY CHIHAK, ~~Lot 6, Woodbrook Lane, New Virginia, Iowa 50210~~

File # 12030170 CO (rfb)

*W*  
\$26,000

7394 Fulton St, Indianola, Iowa 50125

## WARRANTY DEED

Legal: Lot 6 of **TIMBER VALLEY**, being a part of an official plat of the West Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-five (25), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5<sup>th</sup> P.M., Madison County, Iowa



Address: Lot 6, Woodbrook Lane, New Virginia, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeffrey Jones and Marcella Wilfon, a married couple**, do hereby convey unto **Michael Chihak and Amy Chihak, 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 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 Tolk

On this 9 day of August, 2012, before me the undersigned, a Notary Public in and for said State, personally appeared **Jeffrey Jones and Marcella Wilfon, 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.

Dated: 8/9/, 2012

Jeffrey Jones  
Jeffrey Jones

Marcella Wilfon  
Marcella Wilfon

Betsy Haas-Reineck  
Notary Public in and for said State

BETSY HAAS-REINECK

Notarial Seal - IOWA

Commission No. 165464

My Commission Expires June 17, 2013