



Document 2012 3637

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Date 12/03/2012 Time 1:26 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$232.00
Rev Stamp# 365 DOV# 386

INDX
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

Johnathan T. Price, 435 NE Cedar Ave, Earlham, IA 50072

Mail tax statements to:

Johnathan T. Price, 435 NE Cedar Ave, Earlham, IA 50072

Order No.: MES-42027/BS

\$145,500

WARRANTY DEED

2145FID

Legal: **Lot Eight (8) of Clearview Second Addition to Earlham, Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Gary P. Risius and Paula M. Risius, husband and wife**, do hereby convey unto **Johnathan T. Price, a single person**, the above-described real estate.

EV
1/2

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

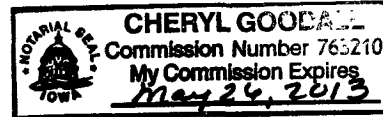
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Gary P. Risius
Gary P. Risius

Paula M. Risius
Paula M. Risius

STATE OF Iowa)
COUNTY OF Dallas)

SS:



This instrument was acknowledged before me on 11/29 2012 by Gary P. Risius and Paula M. Risius, husband and wife.

Cheryl A. Goodall
Notary Public in and for said State