

Document 2013 405

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Phone No.: (515)453-4614

Order No.: MES-43319/JV

Date 2/05/2013 Time 12:23 PM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$463.20 Rev Stamp# 31 DOV# 30

INDX 1 **ANNO** SCAN

CHEK

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

This instrument prepared by:

MARK U. ABENDROTH, Abendroth & Russell, P.C., 2536 73rd St, Urbandale, IA 50322-4700

Return to:

Raymond Aaron Brammer and Kimberly Brammer, 2454 Willow Bend Trl, Saint Charles, IA 50240

Mail tax statements to:

Raymond Aaron Brammer and Kimberly Brammer, 2454 Willow Bend Trl, Saint Charles, IA 50240

\$ 290,000.00

WARRANTY DEED

Legal: Lot One (1) of Hickory Ridge Estates Subdivision, located in the Northeast Quarter

(1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seventy-five (75) North, Range Twenty-six (26) West of the 5th P.M., Madison

County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration. receipt of which is hereby acknowledged, Thomas Jeffrey Douglas, a single person, and Lena Rene Douglas, a single person, do hereby convey unto Raymond Aaron Brammer and Kimberly Brammer, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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 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.

Thomas Jefrey Douglas

Lena Rene Douglas

STATE OF	20WQ)	
00111177.05	Matur)	SS

This instrument was acknowledged before me on 21 Mully 20[3] by Thomas Jeffreÿ-Douglas-aisingle person.

BARBARA HUTTON

Notarial Seal - Iowa

Commission # 137193

Notary Public in and for said State

This instrument was acknowledged before me on

Rene Douglas, a single person.

Care Elli

Notary Public in and for said State

