

Document 2013 435

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$239.20 **ANNO** Rev Stamp# 34 DOV# 32 SCAN

INDX

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

Chad E Porter and Jennifer Porter, 450 E 2nd St, Trure, IA 50257 Arria Sont Luce, PLC, 726 W. 4th St, Water 100/ 14 50702

Mail tax statements to:

Chad E Porter and Jennifer Porter, 450 E 2nd St, Truro, IA 50257

Phone No.: (515)453-4637

Order No.: MES-43028/BS

\$150000

WARRANTY DEED

Legal: Lot Five (5) of Wolfe Addition to the City of Truro, Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Jeremy J Jones, a single person and Cari D Jones, a single person, do hereby convey unto Chad E Porter and Jennifer Porter, a married couple, 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.

SS:

This instrument was acknowledged before me on DECEMBER 21 20/2 by Jeremy J

Jones, a single person and Cari D Jones, a single person.

