

Document 2013 1012

Book 2013 Page 1012 Type 03 001 Pages 2 Date 4/08/2013 Time 2:16 PM

Rec Amt \$12.00 Aud Amt \$5.00
Pay Transfer Tax \$23.20

Rev Transfer Tax \$23.20 ANNO Rev Stamp# 93 DOV# 92 SCAN LISA SMITH, COUNTY RECORDER CHEK

MADISON COUNTY IOWA

This instrument prepared by:

DAVE NELSON, Whitfield & Eddy, PLC, 213 N Ankeny Blvd, Ste 100, Ankeny, IA 50023

Return to:

Neil Evans and Patsy Evans, 305 SE Sycamore Ave, Earlham, IA 50072

Mail tax statements to:

Neil Evans and Patsy Evans, 305 SE Sycamore Ave, Earlham, IA 50072

Phone No.: (515)453-4637

INDX /

Order No.: MES-44679/BS



## **WARRANTY DEED**

Legal: Lot 4 and the North Half (1/2) of Lot 5 in Block 3 of Nicholson's Addition to the Town of Earlham, Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Wanda J. Van Horn and Darrell W. Von Rentzell, husband and wife, do hereby convey unto Neil Evans and Patsy Evans, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

WHITFIELD & EDDY, PLC

## 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.

MARY C. BARTZLEC!
Commission Number 709834
Ly Comm. Exp. 5-74-13

Wanda J. Van Horn

Darrell W. Von Rentzell

STATE OF

COUNTY OF Made

SS:

This instrument was acknowledged before me on \_

\_\_20<u>\_/3</u> by Wanda J.

Van Horn and Darrell W. Von Rentzell, husband and wife

Notary Public in and for said State