Book 2013 Page 2030 Type 03 001 Pages 2
Date 7/10/2013 Time 11:46 AM
Rec Amt $12.00 Aud Amt $5.00   INDX ✓
Rev Transfer Tax $210.40   ANNO
Rev Stamp# 198 DOV# 198   SCAN

LISA SMITH, COUNTY RECORDER   CHEK
MADISON COUNTY IOWA

2/3

This instrument prepared by:
JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700   Phone No.: (515)453-4625
Return to:
Jared S Miller and Katie D Miller, 128 Lillianna Street, Patterson, IA 50218
Mail tax statements to:
Jared S Miller and Katie D Miller, 128 Lillianna Street, Patterson, IA 50218   Order No.: MES-46503/JC

$132,000.00

WARRANTY DEED

4/7/2/2 Reg FMC

Legal: **Lot Eight (8) of Fox Bend Plat 1, an Official Plat, now included in and forming a part of the City of Patterson, Madison County, Iowa.**

(MCA)

For the consideration of One Dollar ($1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Bardwell Enterprises, Inc, a corporation,** does hereby convey unto **Jared S Miller and Katie D Miller, 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

The Corporation does hereby covenant with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that is has 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 the Corporation covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

Bardwell Enterprises, Inc

BY: _____

STATE OF _____Iowa_____)
) SS:
COUNTY OF _____Polk_____)

This instrument was acknowledged before me on _____June 26, 2013_____ by _____Oliver Bardwell_____ as _____President_____ of Bardwell Enterprises, Inc.

_____
Notary Public in and for said State

DIANE WILLIAMS
Commission Number 777674
My Commission Expires
March 27, 2016