



Document 2013 2192

Book 2013 Page 2192 Type 03 001 Pages 2
Date 7/25/2013 Time 3:53 PM
Rec Amt \$12.00 Aud Amt \$5.00

INDX /
ANNO /
SCAN /
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



Document 2013 1963

Book 2013 Page 1963 Type 03 001 Pages 2
Date 7/02/2013 Time 1:01 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$527.20
Rev Stamp# 193 DOV# 192

INDX ✓
ANNO ✓
SCAN ✓
CHEK ✓

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:
JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700
Return to:
Douglas J. Pooch and Laura E. Pooch, 1419 Utopia Ct, Van Meter, IA 50261
Mail tax statements to:
Douglas J. Pooch and Laura E. Pooch, 1419 Utopia Ct, Van Meter, IA 50261

46873 REG FAMB
Phone No.: (515)453-4637

Order No.: MES-45919/BS

\$330,000

WARRANTY DEED

* *Refiled to correct legal description.*

Legal: Lot Nine (9) of Lake View Rural Estates, a Subdivision of the Northeast Quarter (1/4) of Section Twenty-eight (28), in Township Seventy-seven (77) 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, **Raymond F. Ridout and Betty Ridout, husband and wife**, do hereby convey unto **Douglas J. Pooch and Laura E. Pooch, 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.

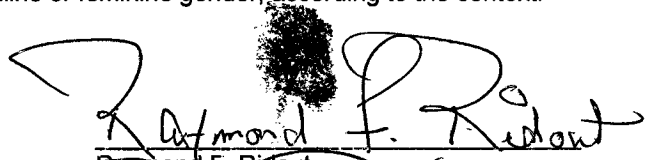
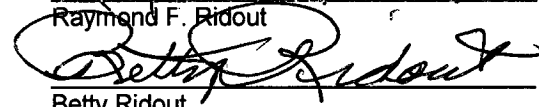
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LE

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.

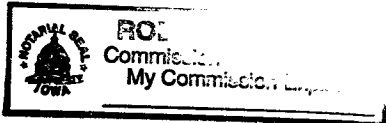
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.



Raymond F. Ridout

Betty Ridout

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on 4/24 2013 by Raymond F. Ridout and Betty Ridout, husband and wife.




Notary Public in and for said State

