



Document 2013 2783

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Date 9/18/2013 Time 10:42 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$463.20
Rev Stamp# 289 DOV# 296

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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

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Official Form No. 103 - May 2006

Joseph W. Coppola III (437BR)

FOR THE LEGAL EFFECT OF THE USE OF
THIS FORM, CONSULT YOUR LAWYER

Return To: Ryan Matthias, 2377 132nd Court, Van Meter, Iowa 50261

Preparer: Joseph W. Coppola III, 4201 Westown Parkway - Suite 250, West Des Moines, IA 50266, (515) 283-1801

Taxpayer: Ryan Matthias, 2377 132nd Court, Van Meter, Iowa 50261

\$ 290,000.00

10342WF



WARRANTY DEED - JOINT TENANCY

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration,
Richard Arnold and Cynthia Arnold, husband and wife,

do hereby

Convey to Ryan Matthias and Emilie Matthias, husband and wife,

as Joint

Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in
Madison County, Iowa:

See 1 in Addendum

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

Richard Arnold
Richard Arnold (Grantor)

Dated: 09-13-13
Cynthia Arnold
Cynthia Arnold (Grantor)

STATE OF IOWA, COUNTY OF Polk

This record was acknowledged before me this 13th day of September, 2013, by
Richard Arnold and Cynthia Arnold, husband and wife,

Linda K Ruppert
Notarial Seal - Iowa
Commission # 198689
Commission Expires 9-29-13

Linda K. Ruppert
Signature of Notary Public

Addendum

1. Lot Sixteen (16) of Prairie Ridge Estates located in the North Half ($\frac{1}{2}$) of the Northeast Quarter ($\frac{1}{4}$), the Southwest Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$), and the Northeast Quarter ($\frac{1}{4}$) of the Northwest Quarter ($\frac{1}{4}$) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.

