



Document 2013 2806

Book 2013 Page 2806 Type 03 001 Pages 2
Date 9/19/2013 Time 11:17 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$367.20
Rev Stamp# 291 DOV# 299

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 Phone No.: (515)453-4614
Return to:
Clinton Rozycki and Sara Rozycki, 3366 135th Ct, Cumming, IA 50061
Mail tax statements to:
Clinton Rozycki and Sara Rozycki, 3366 135th Ct, Cumming, IA 50061 Order No.: MES-47229/JV

WIN

\$230,000

WARRANTY DEED

Legal: Lots One (1), Two (2) and Three (3) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), South Half (1/2) of the Northeast Quarter (1/4), Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, as shown in Replat of said Lots One (1), Two (2) and Three (3), filed in Book 2013, Page 2463 on August 21, 2013, in the Office of the Recorder of Madison County, Iowa.



And

Lot Four (4) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), South Half (1/2) of the Northeast Quarter (1/4), Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26), West of the 5th P.M., Madison County, Iowa, as amended by the Corrected Subdivision Plat of Lots Four (4), Five (5), and Six (6) of Polo Pointe Plat No. 2, dated May 24, 2004, and filed for record on May 26, 2004, in the Madison County Recorder's Office in Book 2004 at Page 2456.



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Robin L. Allen, a single person by and through Chad William Baker, as attorney-in-fact, does hereby convey unto Clinton Rozycki and Sara Rozycki, 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

Grantor does hereby covenant with Grantees, and successors in interest, that Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.

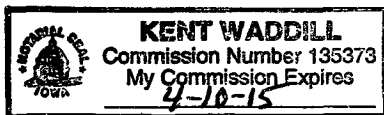
*Robin L Allen by Chad William Baker
Attorney in fact*

Chad William Baker
As attorney-in-fact for
Robin L. Allen

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on 9-11 2013 by Chad William Baker, as attorney-in-fact for Robin L. Allen, a single person.



Kent Waddill
Notary Public in and for said State