



Document 2013 3526

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$303.20

Rev Stamp# 362 DOV# 374

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$190,000.<sup>00</sup>

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8834

Return document to and mail tax statements to:

FRANK AND STEPHANIE LINDSEY, 3700 S.E. Busser Drive, Grimes, Iowa 50111

File #FM (rfb)

## WARRANTY DEED

Legal: **Parcel "A" located in the Northwest Quarter of the Northwest Quarter (NW ¼ NW ¼) of Section 5, Township 77 North, Range 26, West of the 5<sup>th</sup> P.M., Madison County, Iowa, containing 29.13 acres, as shown in Plat of Survey filed in Book 2001, Page 1965 on May 14, 2001, in the Office of the Recorder of Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Robert G. Smits and Pamela J. Smits, a married couple**, do hereby convey the above-described real estate to **Frank Lindsey and Stephanie Lindsey, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### 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 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.

STATE OF ~~IOWA~~ <sup>Texas</sup> )  
 ) SS:  
COUNTY OF Brazos )

On this 13 day of November, 2013,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Robert G. Smits  
and Pamela J. Smits, a married couple**, to me  
known to be the identical persons named in and who  
executed the foregoing instrument and acknowledged  
that those persons executed the same as their  
voluntary act and deed.

[Signature]  
Notary Public in and for said State

Dated: November 13, 2013

[Signature]  
Robert G. Smits

[Signature]  
Pamela J. Smits

