



Document 2013 3855

Book 2013 Page 3855 Type 03 001 Pages 2
Date 12/31/2013 Time 9:33 AM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$526.40
Rev Stamp# 398 DOV# 410

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)453-5724

Return to:

Michael Back and Heather Back, 1663 McBride Rd, Van Meter, IA 50261

Mail tax statements to:

Michael Back and Heather Back, 1663 McBride Rd, Van Meter, IA 50261

Order No.: MES-49022/CC

\$ 329,500.00

WARRANTY DEED

Legal: **Lot One (1) of Gentry Subdivision, located in the Northwest Quarter (1/4) of the Southwest Quarter (SW 1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-seven (27) 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, **B. L. Gentry and Cecilia Gentry, husband and wife,** do hereby convey unto **Michael Back and Heather Back, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common,** the above-described real estate.

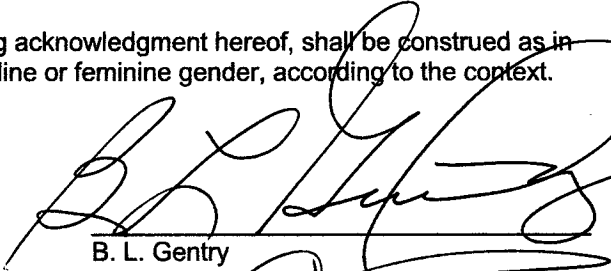
ABENDROTH & RUSSELL, P.C.

1
2

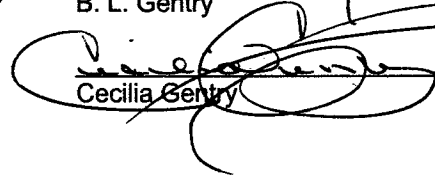
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.



B. L. Gentry

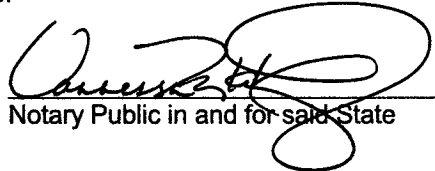


Cecilia Gentry

STATE OF IOWA)
COUNTY OF POLK)

SS:

This instrument was acknowledged before me on DECEMBER 19 2013 by B. L. Gentry and Cecilia Gentry, husband and wife.



Notary Public in and for said State

