



Document 2014 669

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Date 3/25/2014 Time 1:57 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$571.20
Rev Stamp# 85 DOV# 96

INDX ✓
ANNO
SCAN
CHEK

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:		Phone # (515) 271-8996
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73 rd Street, Urbandale, Iowa 50322		
Return document to and mail tax statements to:		File #RESC / NRW (rfb)
CHAD AND ERINN SMITH, 1657 McBride Ridge Court, Winterset, Iowa 50273		

1/2 \$ 357,500.00

LSB 0551

WARRANTY DEED

Legal: **Lot 6 in COUNTRY ESTATES WEST located in the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of Section 3, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa**



Address: 1657 McBride Ridge Court, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Eric M. Friedrich and Melissa D. Friedrich, a married couple**, do hereby convey the above-described real estate to **Chad J. Smith and Erinn K. Smith, 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 relinquish 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.

<p>STATE OF IOWA) COUNTY OF <u>Madison</u>) SS:</p> <p>On this <u>22</u> day of <u>March</u>, 2014, before me the undersigned, a Notary Public in and for said State, personally appeared Eric M. Friedrich and Melissa D. Friedrich, 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.</p> <p><u>Heather Starr</u> Notary Public in and for said State</p>	<p>Dated: <u>3/22/2014</u>, 2014</p> <p><u>Eric M. Friedrich</u> Eric M. Friedrich</p> <p><u>Melissa D. Friedrich</u> Melissa D. Friedrich</p>
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