

Document 2014 1045

Book 2014 Page 1045 Type 03 001 Pages 2 Date 5/02/2014 Time 3:15 PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$419.20

I NDX ANNO SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY 10WA

Rev Stamp# 144 DOV# 149

CHEK

#262,500°

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4637

Return to:

Troy Kerr, 2206 Holliwell Valley Ct, Winterset, IA 50273

Mail tax statements to:

Troy Kerr, 2206 Holliwell Valley Ct, Winterset, IA 50273

Order No.: MES-51178/BS

## **WARRANTY DEED**

Legal: Lot Two (2) of Holliwell Valley Subdivision, located in the Northeast Quarter (1/4) of Section Five (5), in Township Seventy-Five (75) 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, **Justin E. Goodlaxson and Kathy D. Goodlaxson**, **husband and wife**, do hereby convey unto **Troy Kerr**, **a single person**, the above-described real estate.

## SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

Justin E. Goodlaxson

Kathy D. Goodlaxson

STATE OF  $\lambda$ 

COUNTY OF  $\,\,$ 

SS:

This instrument was acknowledged before me on Goodlaxson and Kathy D. Goodlaxson, husband and w

\_\_2014 by Justin E

Notary Public in and for said Sta

