



Document 2014 1393

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Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$903.20

Rev Stamp# 186 DOV# 193

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8966

Return document to and mail tax statements to:

TROY AND ANN JAROS, 2863 – 260th Street, St. Charles, Iowa 50240

File #RESC / EC (rfb)

\$565,000

WARRANTY DEED

Legal: **Parcel "C" located in the NE ¼ of the NE ¼ of Section 30, Township 75 North, Range 26, West of the 5th P.M., Madison County, Iowa, containing 21.07 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 1830 on August 6, 2010, in the Office of the Recorder of Madison County, Iowa**

Address: 2863 – 260th Street, St. Charles, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Betty J. Golay, a single person**, does hereby convey the above-described real estate to **Troy J. Jaros and Ann P. Lykke-Jaros, 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

Grantor does hereby covenant with Grantees, and successors in interest, that said 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.

