



Document 2014 1469

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Date 6/19/2014 Time 1:26 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$316.00

Rev Stamp# 196 DOV# 202

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone # (515) 271-8966

Return document to and mail tax statements to:

LORI AND CHRIS EZZIO, 1928 Kiowa Lane, Winterset, Iowa 50273

File #RESC / EC (rfb)

\$198,000<sup>00</sup>

WF 2710

## WARRANTY DEED

Legal: Lot 2 in SILVER WOLF CREEK SUBDIVISION, located in the Northwest Quarter (NW 1/4) of Section 23, Township 76 North, Range 28, West of the 5<sup>th</sup> P.M., Madison County, Iowa



Address: 1928 Kiowa Lane, Winterset, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Kathern Silver, a single person**, does hereby convey the above-described real estate to **Lori L. Ezzio and Chris A. Ezzio, 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.

STATE OF IOWA )  
 ) SS:  
COUNTY OF MADISON )

On this 18 day of JUNE, 2014,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Kathern Silver**, a  
**single person**, to me known to be the identical  
person named in and who executed the foregoing  
instrument and acknowledged that the person  
executed the same as that person's voluntary act and  
deed.

  
\_\_\_\_\_  
Notary Public in and for said State

Dated: 6-12-14, 2014

  
\_\_\_\_\_  
Kathern Silver

