



Document 2014 1738

Book 2014 Page 1738 Type 03 001 Pages 2
Date 7/18/2014 Time 3:02 PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$351.20
Rev Stamp# 232 DOV# 240

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)453-4637

Return to:

Jason Barnes and Laura Barnes, 825 N 14th Ave, Winterset, IA 50273

Mail tax statements to:

Jason Barnes and Laura Barnes, 825 N 14th Ave, Winterset, IA 50273

Order No.: MES-52801/BS

\$220,000

WARRANTY DEED

Legal: Lot Three (3) in Block Five (5) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa.





For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Ashley Ridout f/k/a Ashley White a/k/a Ashley Janine White and Marc Ridout, wife and husband, do hereby convey unto Jason Barnes and Laura Barnes, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

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.

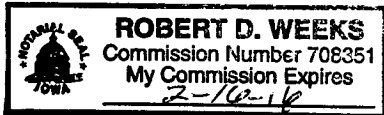



Ashley Ridout


Marc Ridout

STATE OF Florida)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on July 14 2014 by Ashley Ridout f/k/a Ashley White a/k/a Ashley Janine White and Marc Ridout, wife and husband.





Notary Public in and for said State