

Document 2014 1760

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Rec Amt \$12.00 Aud Amt \$5.00

INDX Rev Transfer Tax \$1,015.20 ANNO Rev Stamp# 239 DOV# 247 SCAN

LISA SMITH, COUNTY RECORDER MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JØSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Return to:

Douglas G. Bruce and Mary K. Bruce, 2787 State Hwy 92, Winterset, IA 50273

Mail tax statements to:

Douglas G. Bruce and Mary K. Bruce, 2787 State Hwy 92, Winterset, IA 50273

Phone No.: (515)453-4771

Order No.: MES-53548/BK

## WARRANTY DEED

Lot Two (2) of Ryan's West Subdivision located in the North Half (N1/2) of the Legal: Northeast Quarter (NE1/4) of Section Twenty-five (25), Township Seventy-six (76) 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, Michael E. Bauer and Malissa K. Bauer, husband and wife, do hereby convey unto Douglas G. Bruce and Mary K. Bruce, 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.

Michael F. Bauer

Malissa K. Bauer / Bauer

STATE OF Howe

COUNTY OF Pall

SS:

This instrument was acknowledged before me on 7-16

20/4 by Michael

E. Bauer and Malissa K. Bauer, husband and wife.

Notary Public in and for said State

KATHERINE L. CARLSON
Notarial Seal - IOWA
Commission No. 750287
My Commission Expires (2-10-16)