



Document 2014 1846

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Rev Transfer Tax \$562.40
Rev Stamp# 250 DOV# 260

✓ INDX
ANNO
SCAN
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

This instrument prepared by:

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

Phone # (515) 271-8996

Return document to and mail tax statements to:

RONALD AND MARIA SCHAFFER, 1660 McBride Ridge Court, Winterset, Iowa 50273

File #RESC / NRW (rfb)

\$ 352,000.⁰⁰

WARRANTY DEED

Legal: **Lot 4 in COUNTRY ESTATES WEST, located in the Southeast Quarter (SE 1/4) and the Southwest Quarter (SW 1/4) of Section 3, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa**

Address: 1660 McBride Ridge Court, Winterset, Iowa



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Denny T. Hobson and Jennifer Quarterman, a married couple**, do hereby convey the above-described real estate to **Ronald J. Schaffer and Maria M. Schaffer, 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

Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that they 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 relinquish 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)

COUNTY OF Madison)

SS:

On this 22 day of July, 2014,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Denny T. Hobson**
and Jennifer Quarterman, a married couple, to me
known to be the identical persons named in and who
executed the foregoing instrument and acknowledged
that those persons executed the same as their
voluntary act and deed.

Heather Starr, Iowa
Notary Public in and for said State

Dated: 7-22-14, 2014

Denny T. Hobson

Denny T. Hobson

J Quarterman

Jennifer Quarterman

