Document 2014 1892

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Date 8/01/2014 Time 12:21 PM

Rec Amt \$12.00 Aud Amt \$5.00 Rev Transfer Tax \$623.20 Rev Stamp# 261 DOV# 273

INDX V **ANNO** SCAN

CHEK

LISA SMITH, COUNTY RECORDER

MADISON COUNTY 10WA

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

-Return to:

& Amber King, 1295 Old Portland Rd, Van Meter, IA 50261 Mail tax statements to:

Amber King, 1295 Old Portland Rd, Van Meter, IA 50261

Phone No.: (515)453-4625

Order No.: MES-53572/JC

\$390,000

WARRANTY DEED

The South 487.9 feet of the East 267.84 feet of the Southeast Quarter (1/4) of the Southeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 3.0 acres.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Bradley E Meyer and Crista Angie Meyer, husband and wife, do hereby convey unto Amber King, a married person, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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.

Bradley E Meyer

Mist Amai May

Crista Angie Meyer

STATE OF _

COUNTY OF

SS:

This instrument was acknowledged before me on Meyer and Crista Angie Meyer, husband and wife.

76

20<u>//</u> by Bradley E



Notary Public in and for said State

ABENDROTH & RUSSELL, P.C.