



Document 2014 2514

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Date 10/06/2014 Time 12:12 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$487.20

Rev Stamp# 356 DOV# 378

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone No.: (515)453-4625

Return to:

Patrick D Richter and Peggy J Richter, 1176 Vintage Ave, Cumming, IA 50061-8508

Mail tax statements to:

Patrick D Richter and Peggy J Richter, 1176 Vintage Ave, Cumming, IA 50061-8508

Order No.: MES-54683/JC

#305,000

WARRANTY DEED

Legal: The North Half (1/2) of Lot Ten (10) of Hy-View Subdivision, located in the South Half (1/2) fo the Southwest Quarter (1/4); in the South Half (1/2) of the Southeast Quarter (1/4); in the Northeast Quarter (1/4) of the Southeast Quarter (1/4); all in Section Ten (10), and also in the Northeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Fifteen (15); all the above described tract being in Township Seventy-seven (77) North, Range Twenty-six (26) 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, **Kenneth L Kenoyer and Judith L Kenoyer, husband and wife**, do hereby convey unto **Patrick D Richter and Peggy J Richter, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

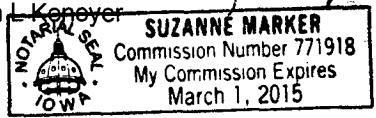
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

Kenneth L Kenoyer
Kenneth L Kenoyer

Judith L Kenoyer
Judith L Kenoyer



STATE OF Iowa)
COUNTY OF Warren)

SS:

This instrument was acknowledged before me on Oct 2 2014 by Kenneth L Kenoyer and Judith L Kenoyer, husband and wife.

Suzanne Marker
Notary Public in and for said State