



Document 2014 3068

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Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$599.20
Rev Stamp# 431 DOV# 463

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)453-4625

Return to:

Ted T. Schreur and Kristi L. Schreur, 2353 132nd Ct, Van Meter, IA 50261

CTY 7617

Mail tax statements to:

Ted T. Schreur and Kristi L. Schreur, 2353 132nd Ct, Van Meter, IA 50261

Order No.: MES-55719/JC

\$ 375,000

WARRANTY DEED

1/2

Legal: Lot Thirteen (13) of Prairie Ridge Estates located in the Northeast Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, together with the undivided percentage interest in the general common elements as set forth in the Declaration of Association for Prairie Ridge Estates Association filed in Book 2002, Page 2126 of the Madison County Recorder's Office.

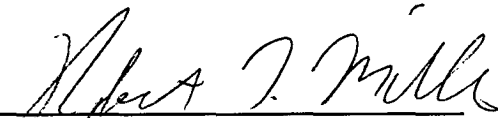


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, Robert T. Miller, a single person, does hereby convey unto Ted T. Schreur and Kristi L. Schreur, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

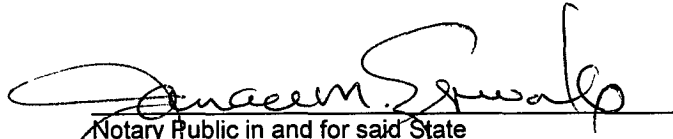
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and Grantor covenants 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.


Robert T. Miller

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on 11-26 2014 by Robert T. Miller, a single person.


Notary Public in and for said State

