



Document 2014 3124

BK: 2014 PG: 3124 Type 03 001 Pages 2

Recorded: 12/12/2014 at 9:00:59.0 AM

Fee Amount: \$17.00

Revenue Tax: \$519.20

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 439 DOV# 472

INDX ✓

ANNO

SCAN

CHEK

This instrument prepared by:	
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73 rd Street, Urbandale, Iowa 50322	Phone # (515) 271-8996
Return document to and mail tax statements to:	
STEVEN AND JANINE NICCOLI, 1694 McBride Ridge Court, Winterset, Iowa 50273	File #RESC / NRW (rfb)

\$325,000

WARRANTY DEED

Legal: **Lot 2 in COUNTRY ESTATES WEST, located in the Southeast Quarter (SE ¼) and in the Southwest Quarter (SW ¼) of Section 3, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa**

Address: 1694 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, **Richard E. Shirbroun and Wava L. Shirbroun, a married couple**, do hereby convey the above-described real estate to **Steven M. Niccoli and Janine M. Niccoli, 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.

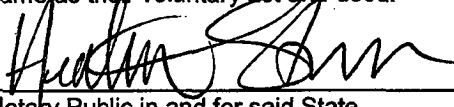
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

STATE OF IOWA)

COUNTY OF Madison)

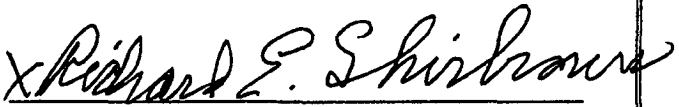
SS:

On this 24th day of November, 2014,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Richard E.
Shirbroun and Wava L. Shirbroun, 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.




Notary Public in and for said State

Dated: November 24, 2014



Richard E. Shirbroun



Wava L. Shirbroun

