



Document 2014 3149

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Recorded: 12/16/2014 at 3:44:01.0 PM

Fee Amount: \$17.00

Revenue Tax: \$199.20

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 444 DOV# 445

INDX ✓
ANNO
SCAN
CHEK

\$125,000.00

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:

Travis C. Wagner and Sarah Wagner, 3211 Peru Rd, Truro, IA 50257

Mail tax statements to:

Travis C. Wagner and Sarah Wagner, 3211 Peru Rd, Truro, IA 50257

Order No.: MES-55675/JC

WARRANTY DEED

Legal: Parcel "A", located in the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Eleven (11), Township Seventy-four (74) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.00 acres, as shown in Plat of Survey filed in Book 3, Page 538 on January 24, 2000, in the Office of the Recorder of Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Philip Rater and Terri Rater, husband and wife**, do hereby convey unto **Travis C. Wagner and Sarah Wagner, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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.

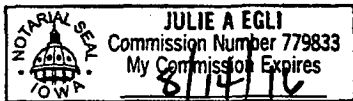


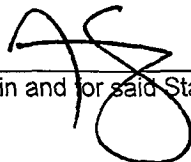
Philip Rater


Terri Rater

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on December 15 2014 by Philip Rater and Terri Rater, husband and wife.





Notary Public in and for said State