



Document 2015 207

Book 2015 Page 207 Type 03 001 Pages 2

Date 1/27/2015 Time 12:46 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$301.60

Rev Stamp# 16 DOV# 18

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: (515)453-4637

Return to:

Scott M. Petersen and Brenda L. Petersen, 335 NE Cedar Ave, Earlham, IA 50072

Mail tax statements to:

Scott M. Petersen and Brenda L. Petersen, 335 NE Cedar Ave, Earlham, IA 50072

Order No.: MES-55802/BS

\$189,000

WARRANTY DEED

Legal: **Lot Two (2) of Clearview Estates Plat 1, an Official Plat in the City of Earlham, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Alan D. Neese and Shelly R. Neese, husband and wife**, do hereby convey unto **Scott M. Petersen and Brenda L. Petersen, 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.



Alan D. Neese
Alan D. Neese

Shelly R. Neese
Shelly R. Neese

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on Dec 19 2014 by Alan D. Neese and Shelly R. Neese, husband and wife.

Jill E Miller
Notary Public in and for said State