

Document 2015 207

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Date 1/27/2015 Time 12:46 PM Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$301.60 Rev Stamp# 16 D0V# 18

INDX 1 **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

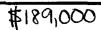
Return to:

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

Phone No.: (515)453-4637

Order No.: MES-55802/BS



## 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.

	JILL E MILLER Commission Number 784021 My Commission Expires May 8, 2017
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Alan D. Neese

Shelly R. Neese

STATE OF

**COUNTY OF** 

SS:

This instrument was acknowledged before me on Neese and Shelly R. Neese, husband and wife.

\_\_20<mark>| 4</mark> by Alan D.

Notary Public in and for said Stat