



Document 2015 246

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Date 1/30/2015 Time 10:44 AM

Rec Amt \$12.00 Aud Amt \$5.00

INDX

Rev Transfer Tax \$53.60

ANNO

Rev Stamp# 22 DOV# 25

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

\$34,000

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73rd Street, Urbandale, Iowa 50322

Phone # (515) 271-8996

Return document to and mail tax statements to:

JESSICA AND CURTIS LAMASTERS, 2132 Spring Valley Lake Drive, Thayer, Iowa 50254

File #RESC / NRW (rfb)

E

$\frac{1}{2}$

GWB 8728

WARRANTY DEED

Legal: Lot 15 in COPPER FOX ESTATES SUBDIVISION, located in the East Half of the Southeast Quarter (E $\frac{1}{2}$ SE $\frac{1}{4}$) of Section 17, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Victor Dutchuk, Jr., a single person, and Karilynne Lenning, a single person**, does hereby convey the above-described real estate to **Jessica Erin LaMasters and Curtis Lee LaMasters, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

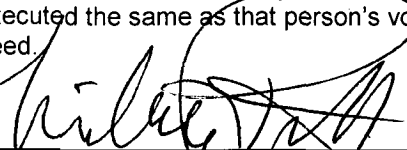
SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

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.

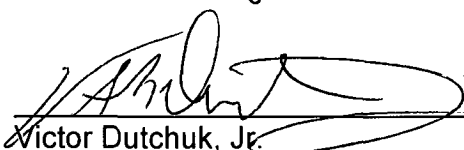
STATE OF IOWA)
)
) SS:
COUNTY OF Iowa)

On this 23rd day of January, 2015,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Victor Dutchuk, Jr.**,
a single person, to me known to be the identical
person named in and who executed the foregoing
instrument and acknowledged that the person
executed the same as that person's voluntary act and
deed.




Notary Public in and for said State

Dated: January 23, 2015

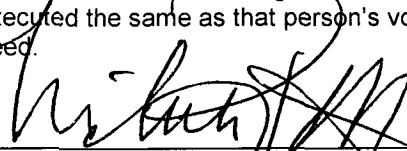


Victor Dutchuk, Jr.




STATE OF IOWA)
)
) SS:
COUNTY OF Iowa)

On this 26th day of January, 2015,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Karilynne Lenning**,
a single person, to me known to be the identical
person named in and who executed the foregoing
instrument and acknowledged that the person
executed the same as that person's voluntary act and
deed.



Notary Public in and for said State

Dated: January 27th, 2015



Karilynne Lenning

