



Document 2015 233

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Recorded: 1/29/2015 at 1:15:26.0 PM

Fee Amount: \$17.00

Revenue Tax: \$455.20

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓

ANNO

SCAN

CHEK

Rev Stamp# 20 DOV# 23

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:

Clinton L. Bowen and Courtney M. Bowen, 2342 Saint Charles Rd, Winterset, IA 50273

Mail tax statements to:

Clinton L. Bowen and Courtney M. Bowen, 2342 Saint Charles Rd, Winterset, IA 50273

Order No.: MES-54731/BS

\$285,000

WARRANTY DEED

Legal: **Lot One (1) of Sanburg Subdivision located in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Eight (8), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Mark W. Sanburg and Tracy L. Sanburg, husband and wife**, do hereby convey unto **Clinton L. Bowen and Courtney M. Bowen, 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.

Mark W. Sanburg
Mark W. Sanburg
Tracy L. Sanburg
Tracy L. Sanburg

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on 1/23/15 20__ by Mark W. Sanburg and Tracy L. Sanburg, husband and wife.

Robert D. Weicks
Notary Public in and for said State

