



Document 2015 291

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Fee Amount: \$17.00

Revenue Tax: \$40.80

LISA SMITH RECORDER

Madison County, Iowa

Rev Stamp# 30 DOV# 32

INDX ✓
ANNO
SCAN
CHEK

\$26,000.00

This instrument prepared by:

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

Phone # (515) 271-8966

Return document to and mail tax statements to:

LORI AND JEROME HANSEN, 39785 North Telescomb Drive, San Tan Valley, Arizona 85140

File #RESC / EC (rfb)

WARRANTY DEED

Legal: **Parcel "L", a part of Parcel "E" in the Northwest Fractional Quarter of the Northwest Quarter (NW frl. ¼ NW ¼) of Section 7, Township 76 North, Range 28, West of the 5th P.M., Madison County, Iowa, as shown in Plat of Survey filed in Book 2004, Page 340 on January 22, 2004 in the Office of the Recorder of Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Brian J. Jensen, a single person**, does hereby convey the above-described real estate to **Lori L. Hansen and Jerome R. Hansen, 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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

STATE OF IOWA)

COUNTY OF Polk)

SS:

On this 28th day of January, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared **Brian J. Jensen, 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.

Emily Lynne Campos
Notary Public in and for said State

Dated: January 28th, 2015

Brian J. Jensen
Brian J. Jensen

