



Document 2015 417

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Date 2/13/2015 Time 1:50 PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$823.20

Rev Stamp# 40 DOV# 42

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

✓ INDX
ANNO
SCAN
CHEK

This instrument prepared by:

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

Phone No.: (515)453-4625

EV ✓

Return to:

Scott Prickett and Amber Prickett, 1353 Vintage Ct., Cumming, IA 50061-8542

IMP 9125

Mail tax statements to:

Scott Prickett and Amber Prickett, 1353 Vintage Ct., Cumming, IA 50061-8542

Order No.: MES-56082/JC

\$515,000

WARRANTY DEED

Legal: **Lot Eight (8) of St. Johns Woods Subdivision, a subdivision in the North Half (1/2) of the Southwest Quarter (1/4) of Section Twenty-two (22), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

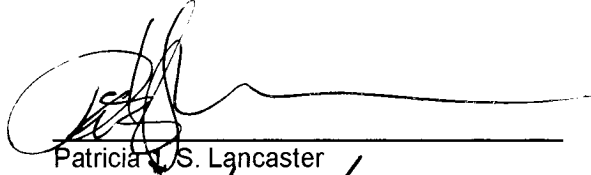


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Patricia J. S. Lancaster and Jeffrey A. Lancaster, a married couple**, do hereby convey unto **Scott Prickett and Amber Prickett, a married couple, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

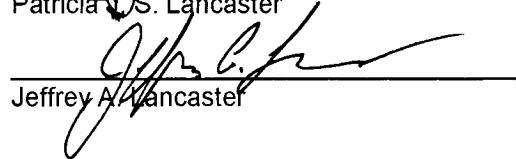
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.



Patricia J. S. Lancaster

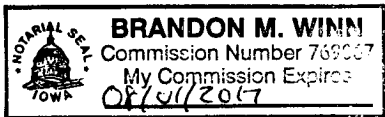


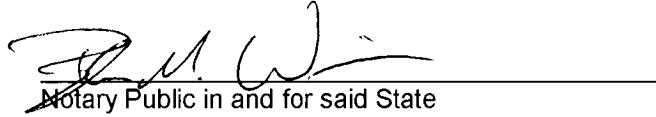
Jeffrey A. Lancaster

STATE OF Iowa)
COUNTY OF Polk)

SS:

This instrument was acknowledged before me on Feb 11 2015 by Patricia J. S. Lancaster and Jeffrey A. Lancaster, a married couple.





Notary Public in and for said State