



Document 2015 461

Book 2015 Page 461 Type 03 001 Pages 2

Date 2/20/2015 Time 8:16 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$698.40

Rev Stamp# 42 DOV# 45

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK



\$437,000

WARRANTY DEED

(Joint Tenancy)

THE IOWA STATE BAR ASSOCIATION
Official Form #103

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Phone: (515) 462-4912

Taxpayer Information: (Name and complete address)

Amy C. Friedrich and Christopher D. Friedrich, 809 36th Street, West Des Moines, IA 50265

Return Document To: (Name and complete address)

Jane E. Rosien, 223 E. Court Avenue, P.O. Box 67, Winterset, IA 50273-0067

Grantors:

Connie S. Waller
Donald W. Waller

Grantees:

Amy C. Friedrich
Christopher D. Friedrich

Legal description: See Page 2

Document or instrument number of previously recorded documents: N/A



WARRANTY DEED - JOINT TENANCY

For the consideration of \$437,000.00-----Dollar(s) and other valuable consideration,
Connie S. Waller and Donald W. Waller, Wife and Husband,

do hereby Convey to
Amy C. Friedrich and Christopher D. Friedrich, Wife and Husband,

as
Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real
estate in MADISON County, Iowa:

An undivided one-half interest in and to:

The Southwest Quarter (SW 1/4) of Section 20, Township 77 North, Range 26 West of the 5th P.M.,
Madison County, Iowa, EXCEPT Parcel "C" located in the Southeast Quarter (1/4) of the Southwest
Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West
of the 5th P.M., Madison County, Iowa, containing 9.31 acres, as shown in Plat of Survey filed in Book
2009, Page 2352 on July 23, 2009, in the Office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated: February 19, 2015

Connie S. Waller
Connie S. Waller (Grantor)

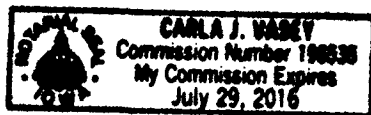
Donald W. Waller
Donald W. Waller (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF MADISON

This record was acknowledged before me this 19th day of February, 2015, by
Connie S. Waller and Donald W. Waller



Carla J. Vasey
Signature of Notary Public