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Rec Amt \$7.00 Aud Amt \$5.00

Rev Transfer Tax \$35.20

Rev Stamp# 69 DOV# 77

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

Prepared By: Raymond D. Berger, Berger & Buchmeyer, Attorneys-at-Law P.O. Box 76, Davenport, Iowa 52805 (563) 327-0130
Address tax statement to: William M. Harper P.O. Box 22, Peru, IA 50222
Return to: William M. Harper P.O. Box 22, Peru, IA 50222

\$22,500.00

WARRANTY DEED

For the consideration of TEN (10) Dollars and other valuable consideration, Erik Miller and Rachel Miller, husband and wife, do hereby Convey to William M. Harper and Dorothy A. Harper, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common,

the following described real estate in Madison County, Iowa:

Out Lot Five (5) in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Eleven (11), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., in the Town of East Peru, 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.

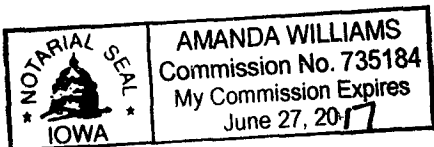
Dated: March 19, 2015.

Erik Miller
Erik Miller

Rachel Miller
Rachel Miller

STATE OF IOWA)
COUNTY OF Madison) SS:

On this 19 day of March, 2015 before me the undersigned, a Notary Public in and for said County and State, personally appeared Erik Miller and Rachel Miller to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Amanda Williams
NOTARY PUBLIC