



Document 2015 812

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Date 3/31/2015 Time 10:20 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$390.40

Rev Stamp# 83 DOV# 91

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)453-4637

Return to:

Ryan R. Knobloch and Julie D. Knobloch, 1711 Patricia Acres Ct, Winterset, IA 50273

Mail tax statements to:

Ryan R. Knobloch and Julie D. Knobloch, 1711 Patricia Acres Ct, Winterset, IA 50273

Order No.: MES-57229/BS

$\frac{1}{2}$

\$244,500

WARRANTY DEED

Legal: Lot Six (6) of Patricia Acres, Plat No. One (1), a subdivision of part of the Southeast Quarter (1/4) of Section Thirty-five (35), Township Seventy-six (76) North, Range Twenty-eight (28) 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, **Doyle F. Scott and Starr T. Scott, husband and wife**, do hereby convey unto **Ryan R. Knobloch and Julie D. Knobloch, 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.



Doyle F. Scott

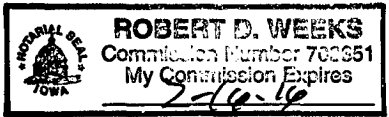


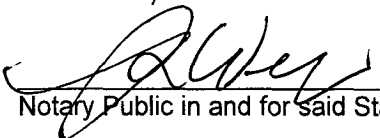
Starr T. Scott

STATE OF Iowa)
COUNTY OF Wadena)

SS:

This instrument was acknowledged before me on 3/27 2015 by Doyle F. Scott and Starr T. Scott, husband and wife.





Notary Public in and for said State