



Document 2015 897

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Date 4/09/2015 Time 10:35 AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$647.20

Rev Stamp# 90 DOV# 99

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

Return to:

✓ Kenneth W. McDonald and Jill E. McDonald, 3363 218th St., Saint Charles, IA 50240

Mail tax statements to:

Kenneth W. McDonald and Jill E. McDonald, 3363 218th St., Saint Charles, IA 50240

Order No.: MES-55930/JC

\$405,000

## WARRANTY DEED


Legal: **The East Half (1/2) of the West Half (1/2) of the Northwest Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4), AND the West 20 rods of the East 40 rods of said Northwest Fractional Quarter (1/4) of the Southeast Fractional Quarter (1/4), ALL in Section Thirty-six (36), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

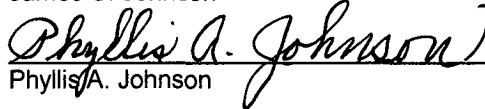
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **James C. Johnson and Phyllis A. Johnson, husband and wife**, do hereby convey unto **Kenneth W. McDonald and Jill E. McDonald, a married couple, as Joint Tenants with full rights 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.

  
James C. Johnson

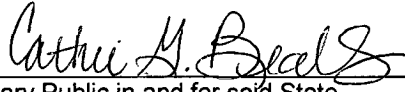
  
Phyllis A. Johnson

STATE OF Iowa )  
COUNTY OF Polk )

SS:



This instrument was acknowledged before me on December 30 2014 by James C. Johnson and Phyllis A. Johnson, husband and wife.

  
Notary Public in and for said State