



Document 2015 1039

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Fee Amount: \$17.00
Revenue Tax: \$87.20
LISA SMITH RECORDER
Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 106 DOV# 118

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 271-8996
Return document to and mail tax statements to:
MARGARET AND TAYLOR COX, 2858 Buena Vista Drive, Clive, Iowa 50325 File #RESC / NRW (rfb)

\$55,000

WARRANTY DEED

Legal: **Lot 2 in THREE BUCK RIDGE SUBDIVISION, located in the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) and in the North Half of the Southeast Quarter (N ½ SE ¼) of Section 4, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **James A. Ellwanger and Melinda K. Ellwanger, a married couple**, do hereby convey the above-described real estate to **Margaret Clare Cox and Taylor Lance Cox, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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 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 relinquish 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.

STATE OF IOWA)

COUNTY OF Polk)

SS:

On this 23rd day of April, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared **James A. Ellwanger and Melinda K. Ellwanger, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

Emily Lynne Campos
Notary Public in and for said State

Dated: 4-23-, 2015

[Signature]
James A. Ellwanger

[Signature]
Melinda K. Ellwanger

