



Document 2015 1537

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Fee Amount: \$17.00

Revenue Tax: \$47.20

LISA SMITH RECORDER

Madison County, Iowa

INDX

ANNO

SCAN

CHEK

Rev Stamp# 157 DOV# 166

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:

Joseph Tarpey and Diana Tarpey, 9180 Hoppy Hollow Dr, Norwalk , IA 50211

Mail tax statements to:

Joseph Tarpey and Diana Tarpey, 9180 Hoppy Hollow Dr, Norwalk , IA 50211

Order No.: MES-58975/BS

\$30,000

WARRANTY DEED

Legal: Lot Seventeen (17) of Copper Fox Estates Subdivision located in the East Half (1/2) of the Southeast Quarter (1/4) of Section Seventeen (17), in Township Seventy-six (76) North, Range Twenty-seven (27) 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, **Duane D. Stowell and Marty Stowell, husband and wife**, do hereby convey unto **Joseph Tarpey and Diana Tarpey, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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.

Duane D. Stowell

Duane D. Stowell

Marty Stowell

Marty Stowell

STATE OF *Texas*)

COUNTY OF *Dallas*)

SS:

This instrument was acknowledged before me on *5/20/15* 20 by Duane D. Stowell and Marty Stowell, husband and wife.

[Signature]
Notary Public in and for said State

