



Document 2015 1553

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Fee Amount: \$17.00

Revenue Tax: \$13.60

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 161 DOV# 170

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:

Todd Knoll and Kelsi Knoll, 3106 265th Street, Saint Charles, IA 50240

Mail tax statements to:

Todd Knoll and Kelsi Knoll, 3106 265th Street, Saint Charles, IA 50240

Order No.: MES-59087/JC

\$9,000

WARRANTY DEED

Legal: Lot 15 of Burhans West Addition, City of Truro, Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **JRB Investments, Inc, a corporation**, does hereby convey unto **Todd Knoll and Kelsi Knoll, 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

The Corporation does hereby covenant with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has 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 the Corporation covenants to warrant and defend the real estate against the lawful claims of all persons except as may be above stated.

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.

JRB Investments, Inc

BY: *Richard C. Burkhardt* President

STATE OF *Iowa*)
COUNTY OF *Madison*) SS:

This instrument was acknowledged before me on *June 4, 2015* by *Richard C. Burkhardt* as *President* of JRB Investments, Inc.

[Signature]
Notary Public in and for said State

