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Date 6/22/2015 Time 2:12:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$200.80

Rev Stamp# 178 DOV# 191

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

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:

BRADLEY COLLUM, 198-79th St, Wdm, IA 50206

File #RESC / NRW (rfb)

E ✓

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WARRANTY DEED

Legal: \$126,000.00 Lot 10 of THREE BUCK^{Ridge} SUBDIVISION, located in the Northeast Quarter (NE ¼) and the Southeast Quarter (SE ¼) of Section 4, Township 76 North, Range 27 West of the 5th P.M., Madison County, Iowa

Address: 167th Court, Lot 10, Winterset, Iowa 50273



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Jeffrey W. Atwood and Janet L. Atwood, a married couple**, do hereby convey the above-described real estate to **Bradley Collum, a married person**.

SUBJECT TO ALL COVENANTS, RESTRICTIONS, AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, 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 Missouri)
COUNTY OF Greene) SS:

On this 5 day of June, 2015,
before me the undersigned, a Notary Public in and for
said State, personally appeared **Jeffrey W. Atwood**
and Janet L. Atwood, 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.

Jennifer D Smith
Notary Public in and for said State

Dated: 6/5, 2015

Jeffrey W. Atwood
Jeffrey W. Atwood

Janet L. Atwood
Janet L. Atwood

Jennifer Smith
Exp Oct 30, 2016

JENNIFER D SMITH
Notary Public - Notary Seal
STATE OF MISSOURI
Greene County
My Commission Expires Oct. 30, 2016
Commission #12410033