



Document 2015 1832

Book 2015 Page 1832 Type 03 001 Pages 2
Date 7/02/2015 Time 2:36:56PM
Rec Amt \$12.00 Aud Amt \$5.00
Rev Transfer Tax \$399.20
Rev Stamp# 201 DOV# 213

INDX
ANNO
SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$250,000.00

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:

Michael Lane, 3268 Valleyview Ave., Truro, IA 50257

MDK14055

Mail tax statements to:

Michael Lane, 3268 Valleyview Ave., Truro, IA 50257

Order No.: MES-59598/JC

WARRANTY DEED

Legal: **The Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-seven (27), Township Seventy-four (74) 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, **Travis J. Maxwell, a single person, and Steven C. Maxwell, Sr. and Carmen C. Maxwell, husband and wife**, do hereby convey unto **Michael Lane**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

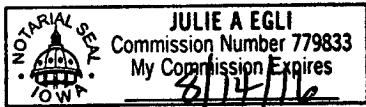
Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

Travis J Maxwell
Travis J. Maxwell
Steven C Maxwell Sr
Steven C. Maxwell, Sr.
Carmen C Maxwell
Carmen C. Maxwell

STATE OF Iowa)
COUNTY OF Madison) SS:

This instrument was acknowledged before me on June 26 2015 by Travis J. Maxwell, a single person, and Steven C. Maxwell, Sr. and Carmen C. Maxwell, husband and wife.



[Signature]
Notary Public in and for said State