



Document 2015 1965

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Date 7/14/2015 Time 3:37:54PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$591.20

Rev Stamp# 218 DOV# 233

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$370,000.00

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:

E Matthew J. Jensen and Jane E. Jensen, 3381 140th St., Cumming, IA 50061

WFI 4436

Mail tax statements to:

Matthew J. Jensen and Jane E. Jensen, 3381 140th St., Cumming, IA 50061

Order No.: MES-59601/JC

3/12

WARRANTY DEED

Legal: **Lot Thirteen (13) of Evans Rural Estates, Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

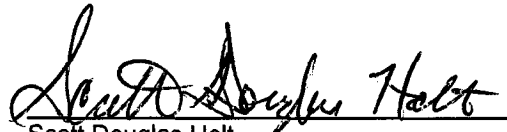


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Scott Douglas Holt, a single person**, does hereby convey unto **Matthew J. Jensen and Jane E. Jensen, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor 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 Grantor covenants 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.



Scott Douglas Holt

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on July 8 2015 by Scott Douglas Holt, a single person.




Notary Public in and for said State