



Document 2015 1998

Book 2015 Page 1998 Type 03 001 Pages 2

Date 7/17/2015 Time 10:00:45AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$719.20

Rev Stamp# 221 DOV# 236

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700

Phone No.: (515)453-4618

Return to:

Andrew J. Dunn and Roxanne M. Dunn, 1935 Upland Trl, Prole, IA 50229

Mail tax statements to:

Andrew J. Dunn and Roxanne M. Dunn, 1935 Upland Trl, Prole, IA 50229

Order No.: MES-59899/BL

\$450,000

WARRANTY DEED

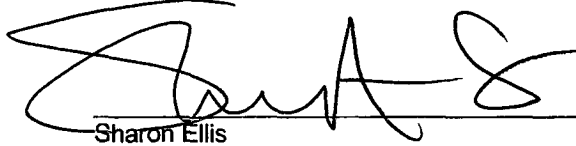
Legal: **The Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Sharon Ellis, a single person**, does hereby convey unto **Andrew J. Dunn and Roxanne M. Dunn, 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.

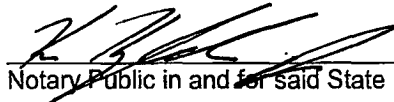

Sharon Ellis

STATE OF Iowa
COUNTY OF Polk

)
) SS:



This instrument was acknowledged before me on July 10 2015 by Sharon Ellis, a single person.


Notary Public in and for said State