Document 2015 2172

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Recorded: 8/3/2015 at 10:25:03.0 AM

Fee Amount: \$17.00 Revenue Tax: \$39.20 LISA SMITH RECORDER Madison County, lowa I NDX ANNO SCAN CHEK

\$45,000

This instrument prepared by:

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

Return to:

Kenneth Adkins, 22123-200th Ave., Decatur, IA 50067

Mail tax statements to:

Kenneth Adkins, 22123-200th Ave., Decatur, IA 50067

Phone No.: (515)453-4625

Order No.: MES-60504/JC

WARRANTY DEED

Legal: Lot 27 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 **Kenneth Adkins**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

The Corporation does hereby covenant with Grantee, and successors in interest, that it holds the real estate by title in fee simple; that is 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: Color Bell

SS:

COUNTY OF SS:

This instrument was acknowledged before me on May 30, 15 by of JRB Investments, Inc.

Notary Public in and for said State

Notary Public in and for said State