



Document 2015 2309

Book 2015 Page 2309 Type 03 001 Pages 2

Date 8/14/2015 Time 11:16:56AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$716.00

Rev Stamp# 277 DOV# 290

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK



\$448,000

WARRANTY DEED

THE IOWA STATE BAR ASSOCIATION

Official Form #101

Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322, Phone: (515) 222-1700

Taxpayer Information: (Name and complete address)

Rusty Armstrong, 2989 143rd Ct., Van Meter, IA 50261

✓ **Return Document To:** (Name and complete address)

Christopher J. Langpaul, Hubbard Law Firm, P.C., 10605 Justin Dr., Urbandale, IA 50322

Grantors:

Timothy Kline

Melissa Kline

Grantees:

Rusty Armstrong

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE Dollar(s) and other valuable consideration,
Timothy Kline and Melissa Kline, husband and wife,
do hereby Convey to Rusty Armstrong
the following described real estate in MADISON County, Iowa:

Lot Thirty-Six (36) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa; EXCEPT Parcel J, located therein, containing 0.40 acres, as shown in Plat of Survey filed in Book 2013, Page 315 on January 28, 2013, in the Office of the Recorder of Madison County, Iowa

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

Dated: 8/7/15

[Signature]
Timothy Kline (Grantor)

[Signature]
Melissa Kline (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF Polk
This record was acknowledged before me this 7 day of August, 2015, by Timothy Kline and Melissa Kline, husband and wife



[Signature]
Signature of Notary Public