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Date 8/14/2015 Time 11:23:00AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$45.60

Rev Stamp# 278 DOV# 291

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.: 515-453-4612

Return to:

Seth L. Wendell and Melanie K. Wendell, 1619 Juniper Ct, Earlham, IA 50072

Mail tax statements to:

Seth L. Wendell and Melanie K. Wendell, 1619 Juniper Ct, Earlham, IA 50072

Order No.: MES-60439/LS

$\frac{1}{2}$

\$29,000

## WARRANTY DEED

Legal: Lot Two (2) of Green Acres Subdivision, located in the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of Section Eighteen (18), Township Seventy-seven (77) North, Range Twenty-eight (28) 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, **Pamela S. Price, a single person**, does hereby convey unto **Seth L. Wendell and Melanie K. Wendell, 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.

  
Pamela S. Price

STATE OF IOWA )  
COUNTY OF POLK ) SS:

This instrument was acknowledged before me on August 9 2015 by Pamela S. Price, a single person.

  
Notary Public in and for said State

