



Document 2015 2415

BK: 2015 PG: 2415 Type 03 001 Pages 2

Recorded: 8/24/2015 at 10:09:24.0 AM

Fee Amount: \$17.00

Revenue Tax: \$34.40

LISA SMITH RECORDER

Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 296 DOV# 309

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:

Rebecca Denning, 20617 35th Ave, New Virginia, IA 50210

Mail tax statements to:

Rebecca Denning, 20617 35th Ave, New Virginia, IA 50210

Order No.: MES-60781/LS

\$22,000

WARRANTY DEED

Legal: Lots 6 and 7 of Likens Second Addition to the Original Town of Truro, Madison County, Iowa, and a tract commencing at the Southeast corner of said Lot 6 and running thence East 53 ½ feet, thence North 140 feet, thence West to the Northeast corner of said Lot 6, thence South to the point of beginning.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Billie G. Lorenzen and Helen Lorenzen, a married couple**, do hereby convey unto **Rebecca Denning, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantors do hereby covenant with Grantee, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors 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.

Billie G. Lorenzen
Billie G. Lorenzen

Helen Lorenzen
Helen Lorenzen

STATE OF Wisc
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on August 21 2015 by Billie G. Lorenzen and Helen Lorenzen, a married couple.

[Signature]
Notary Public in and for said State

