



Document 2015 2503

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Date 8/28/2015 Time 1:19:52PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$848.80

Rev Stamp# 309 DOV# 325

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

Preparer: Zorica Ilic Burch, 4201 Westown Pkwy - Ste 250, W. Des Moines, Iowa 50266 (515) 283-1801 (464RMX)

Return To: Jeffrey L. Drummond, 1405 Treeline Court, VAN METER, IA 50261

Taxpayer Information: Jeffrey L. Drummond, 1405 Treeline Court, VAN METER, IA 50261

WF14526

1/4 \$531,000

WARRANTY DEED

For the consideration of One (\$1.00) Dollar and other valuable consideration, **Gabriel D. Adair and Rana Adair, a married couple**, do hereby convey to **Jeffrey L. Drummond and Sherry Drummond, a married couple**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in **Madison County, Iowa**:

Lot Twenty-eight (28) of Phase II, Timber Ridge Estates, located in the Northeast Quarter (1/4) of Section Twentynine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., 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: 8/25/15

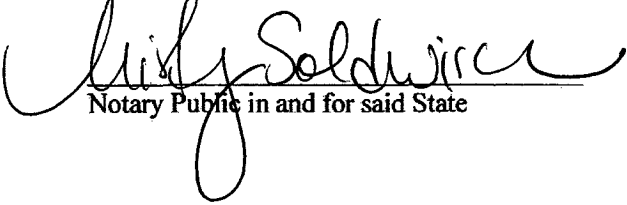
Gabriel D. Adair

Rana Adair

STATE OF IOWA)
) ss:
COUNTY OF Dallas)

On this 25 day of August, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared **Gabriel D. Adair and Rana Adair, a married couple**, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same as his/her/their voluntary act and deed.




Notary Public in and for said State