



Document 2015 2624

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Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$351.20  
Rev Stamp# 329 DOV# 343

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: (515)453-5724

Return to:

Caleb Crittenden and Rosalie Crittenden, 450 NW 2nd St, Earlham, IA 50072

CHW 5809

Mail tax statements to:

Caleb Crittenden and Rosalie Crittenden, 450 NW 2nd St, Earlham, IA 50072

Order No.: MES-60771/CC

⌘ 220,000.<sup>00</sup>

## WARRANTY DEED

Legal: **The West 151 feet of Lot One (1), EXCEPT the North 150 feet of the East 150 feet thereof; and the East 94 1/2 feet of Lot Two (2); ALL in Block One (1) of Wilson's Addition to the Town of Earlham, Madison County, Iowa.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Janet M. Warburton, a single person**, does hereby convey unto **Caleb Crittenden and Rosalie Crittenden, 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.

Janet M Warburton  
Janet M. Warburton

STATE OF IOWA )  
COUNTY OF POCK ) SS:

This instrument was acknowledged before me on AUGUST 3 (20 15) by Janet M. Warburton, a single person.

Larry Pickering  
Notary Public in and for said State

