



Document 2015 2876

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Date 10/01/2015 Time 12:07:31PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$248.80

Rev Stamp# 362 DOV# 380

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

\$ 156,000.<sup>00</sup>

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:

Spencer Minnich and Sarah Minnich, 501 W Emerson St, Peru, IA 50222

Mail tax statements to:

Spencer Minnich and Sarah Minnich, 501 W Emerson St, Peru, IA 50222

Order No.: MES-61514/LS

## WARRANTY DEED


**Legal: Commencing at a point 34 rods and 13 1/2 feet East of the Southwest corner of the Southeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Two (2), in Township Seventy-four (74) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, and running thence East 180 feet, thence North 170 feet, thence West 180 feet, thence South 170 feet to the place of beginning.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Brian D. Caudill and Yuliya Caudill, husband and wife**, do hereby convey unto **Spencer Minnich and Sarah Minnich, a married couple**, 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**

Grantors do hereby covenant with Grantees, 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.

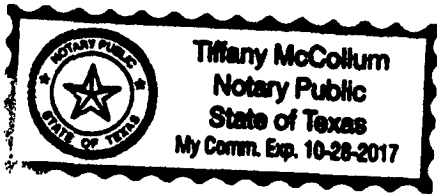
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

  
Brian D. Caudill

  
Yuliya Caudill

STATE OF Texas )  
COUNTY OF Ector ) SS:

This instrument was acknowledged before me on 9-26 2015 by Brian D. Caudill and Yuliya Caudill, husband and wife.



  
Notary Public in and for said State