



Document 2015 3064

Book 2015 Page 3064 Type 03 001 Pages 2

Date 10/20/2015 Time 8:24:27AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$511.20

Rev Stamp# 390 DOV# 407

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

\$320,000

This instrument prepared by:

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

Phone No.: 515-453-4771

Return to:

Kent Carlson and Amy Carlson, 1957 Upland Trail, Prole, IA 50229

Mail tax statements to:

Kent Carlson and Amy Carlson, 1957 Upland Trail, Prole, IA 50229

Order No.: MES-61656/KR

WARRANTY DEED

$\frac{1}{2}$ x2

Legal: Parcel "B", located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Twenty-one (21), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 10.616 acres, as shown in Amended Plat of Survey filed in Book 2010, Page 2391 on October 1, 2010, in the Office of the Recorder of Madison County, Iowa; AND Parcel "C" located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Twenty-one (21), containing 10.020 acres, as shown in Plat of Survey filed in Book 2011, Page 1722 on June 30, 2011 in the Office of the Recorder, Madison County, Iowa.

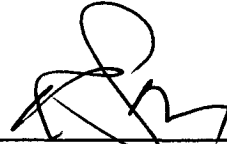


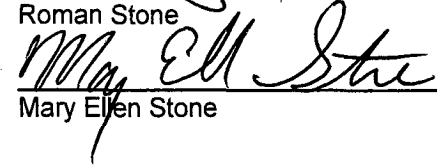
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Roman Stone and Mary Ellen Stone, husband and wife**, do hereby convey unto **Kent Carlson and Amy Carlson, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

X 

Roman Stone
X 

Mary Ellen Stone

STATE OF SC)
COUNTY OF McCormick) SS:

This instrument was acknowledged before me on 10-12 2015 by Roman Stone and Mary Ellen Stone, husband and wife.



Notary Public in and for said State SC
Commission expires Sept 21, 2016

