



Document 2015 3102

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Date 10/22/2015 Time 11:59:43AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$255.20

Rev Stamp# 395 DOV# 412

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDEX ✓
ANNO
SCAN
CHEK

WARRANTY DEED

Recorder's Cover Sheet

\$160,000

Preparer Information: Larry L. Tuel, 6600 University Ave, Suite 132, Des Moines, IA 50324
(515-271-7766)

$\frac{3}{5}$

Taxpayer Information: Cory Brown & Lacey Brown, 1381 Warren Avenue, Cumming, IA
50061

Return Document To: RE/MAX Real Estate Group, 6600 University Ave, Des Moines, IA
50324

Grantors:
Christopher Andrew Coffman

Grantees:
Cory Brown
Lacey Brown

Legal Description: See Page 2

WARRANTY DEED

For the consideration of One & 00/100 Dollar and other valuable consideration, Christopher Andrew Coffman, a single person, does hereby convey to Corey Brown and Lacey Brown, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate:

Lot One (1) of Evans Rural Estates, Plat 2, a subdivision of the South Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

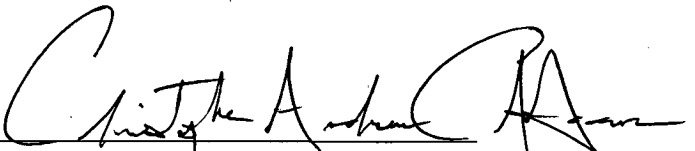


Property Address: 1381 Warren Avenue, Cumming, IA 50061

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: 10.18.15


Christopher Andrew Coffman (Grantor)

STATE OF Iowa, Polk COUNTY, ss:

This record was acknowledged before me on this 18th day of October, 2015, the undersigned, by Christopher Andrew Coffman, a single person.


Notary Public in and for said State

