



Document 2015 3244

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Fee Amount: \$17.00
Revenue Tax: \$631.20
LISA SMITH RECORDER
Madison County, Iowa
Rev Stamp# 411 DÖV# 426

INDX
ANNO
SCAN

\$395,000

This instrument prepared by:
JOSEPH F. WALLACE, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: (515)453-4216
Return to:
Eric Artzer and Jeanne Artzer, 1030 Union Ln, Van Meter, IA 50261
Mail tax statements to:
Eric Artzer and Jeanne Artzer, 1030 Union Ln, Van Meter, IA 50261 Order No.: MES-62086/SD

WARRANTY DEED

Legal: Parcel "C" located in the Northwest Quarter (¼) of the Northwest Quarter (¼) of Section Four (4), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.17 acres, AND Parcel "D" located in the Southwest Quarter (¼) of the Northwest Quarter (¼) of said Section Four (4), containing 7.16 acres, both as shown in Plat of Survey filed in Book 2005, Page 1824 on April 26, 2005, in the Office of the Recorder of Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Ronald G. Boughton and Debra K. Boughton, husband and wife**, do hereby convey unto **Eric Artzer and Jeanne Artzer, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

ABENDROTH & RUSSELL, P.C.

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.

Ronald G. Boughton
Ronald G. Boughton
Debra K. Boughton
Debra K. Boughton

STATE OF Iowa)
COUNTY OF Dallas) SS:

This instrument was acknowledged before me on 10-29 2015 by Ronald G. Boughton and Debra K. Boughton, husband and wife.



Anita M. Nemmers
Notary Public in and for said State