



Document 2015 3419

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Fee Amount: \$17.00
Revenue Tax: \$191.20
LISA SMITH RECORDER
Madison County, Iowa

INDX ✓
ANNO
SCAN
CHEK

Rev Stamp# 430 DOV# 446

This instrument prepared by:
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73rd Street, Urbandale, Iowa 50322 Phone # (515) 271-8966
Return document to and mail tax statements to:
JIM AND JUANITA VAN WAUS, 602 Washington Street #345, Victor, Iowa 52347 File #RESC / ELC (rfb)

\$120,000

WARRANTY DEED

Legal: Lot 6 in LAKEVIEW RURAL ESTATES, a subdivision of the Northeast 1/4 of Section 28, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Raymond F. Ridout and Betty Ridout, a married couple**, do hereby convey the above-described real estate to **Jim Van Waus and Juanita Van Waus, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

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 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 relinquish 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.

STATE OF ^{Arizona} IOWA)

COUNTY OF Maricopa)

SS:

On this 13 day of November, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared **Raymond F. Ridout and Betty Ridout, a married couple**, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that those persons executed the same as their voluntary act and deed.

[Signature] Arizona
Notary Public in and for said State



Peter Brennan
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-05-19

Dated: 11-13, 2015

[Signature]
Raymond F. Ridout

[Signature]
Betty Ridout