



**BK: 2015 PG: 3616**  
**Recorded: 12/7/2015 at 2:05:26.0 PM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$63.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by:

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

Phone No.: (515)453-4625

Return to:

CCS Homes, L.L.C., 734 SE Alices Road, Waukee, IA 50263

Mail tax statements to:

CCS Homes, L.L.C., 734 SE Alices Road, Waukee, IA 50263

Order No.: MES-63048/JC

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## **WARRANTY DEED**

Legal: **Lot Nine (9) of Williamson Addition Plat Two (2) to the City of Earlham, Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **John N. Williamson and Geraldine M. Williamson, husband and wife**, do hereby convey unto **CCS Homes, L.L.C., a limited liability company**, the above-described real estate.

**SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD**

Grantors do hereby covenant with Grantee, 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.

John N. Williamson  
John N. Williamson

Geraldine M. Williamson  
Geraldine M. Williamson

STATE OF Iowa  
COUNTY OF Dallas )

SS:

This instrument was acknowledged before me on Dec. 3 2015 by John N. Williamson and Geraldine M. Williamson, husband and wife.

Jane E. Krumm  
Notary Public in and for said State

