



Document 2015 3833

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Date 12/28/2015 Time 2:30:57PM

Rec Amt \$12.00 Aud Amt \$10.00

Rev Transfer Tax \$175.20

Rev Stamp# 480 DOV# 499

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

CHEK

This instrument prepared by:		
ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 – 73 rd Street, Urbandale, Iowa 50322		Phone # (515) 271-8996
Return document to and mail tax statements to:		
BRADLEY AND CHYLA MABRY, Hogback Bridge Road, Earlham, Iowa 50072		File #RESC / NRW (rfb)

\$110,000 (1489 Hogback Bridge Rd)

WARRANTY DEED

Legal:

Parcel "A" located in the Southeast Quarter of the Southeast Quarter (SE ¼ SE ¼) of Section 27, AND in the Northeast Quarter of the Northeast Quarter (NE ¼ NE ¼) of Section 34, all in Township 77 North, Range 28, West of the 5th P.M., Madison County, Iowa, containing 39.67 acres, as shown in Plat of Survey filed in Book 2003, Page 2654 on May 8, 2003 in the Office of the Recorder of Madison County, Iowa, EXCEPT Parcel "B" located therein, containing 15.00 acres, as shown in in Plat of Survey filed in Book 2003, Page 2770 on May 13, 2003, in the Office of the Recorder of Madison County, Iowa; AND EXCEPT Parcel "E", located therein, containing 0.920 acres, as shown in Plat of Survey filed in Book 2013, Page 1332 on May 9, 2013, in the Office of the Recorder of Madison County, Iowa

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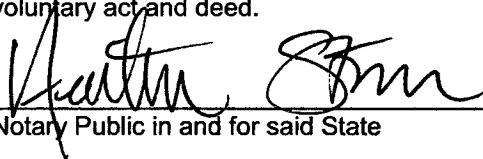
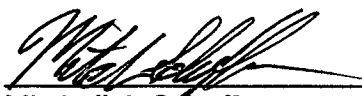



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Mitchell J. Schaffer and Andrea C. Schaffer, a married couple**, do hereby convey the above-described real estate to **Bradley A. Mabry and Chyla J. Mabry, a married couple**, 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.

<p>STATE OF IOWA)) SS: COUNTY OF <u>Madison</u>)</p> <p>On this <u>20th</u> day of <u>December</u>, 2015, before me the undersigned, a Notary Public in and for said State, personally appeared Mitchell J. Schaffer and Andrea C. Schaffer, 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.</p> <p> _____ Notary Public in and for said State</p>	<p>Dated: <u>December 20</u>, 2015</p> <p> _____ Mitchell J. Schaffer</p> <p> _____ Andrea C. Schaffer</p>
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