



BK: 2016 PG: 11
Recorded: 1/4/2016 at 10:36:38.0 AM
Fee Amount: \$17.00
Revenue Tax: \$34.40
LISA SMITH RECORDER
Madison County, Iowa

This instrument prepared by:

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

Phone No.: (515)453-4678

Return to:

George R Edwards, II and Lara Edwards, 105 West st S, Truro , IA 50257

Mail tax statements to:

George R Edwards, II and Lara Edwards, 105 West st S, Truro , IA 50257

Order No.: MES-63367/SC

WARRANTY DEED

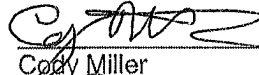
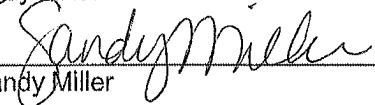
Legal: Lots 1 and 2 in Block 1 of Hull's Addition to the Town of Truro, in Madison County, Iowa.

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Cody Miller and Sandy Miller, husband and wife**, do hereby convey unto **George R Edwards, II and Lara Edwards, husband and wife, as Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

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.


Cody Miller

Sandy Miller

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on December 31 2015 by Cody Miller and Sandy Miller, husband and wife.


Notary Public in and for said State

