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Date 1/07/2016 Time 11:03:55AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$210.40

Rev Stamp# 5 DOV# 5

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

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

Phone No.: 515-453-4681

Return to:

Rick Young, 2985 Settlers Trail, Conger, IA 50240

Mail tax statements to:

Rick Young, 2985 Settlers Trail, Conger, IA 50240

Order No.: MES-63020/MD

$\frac{1}{2}$

\$131,626

WARRANTY DEED

Legal: **The Southwest Fractional Quarter (1/4) of the Northwest Fractional Quarter (1/4) of Section Thirty (30), Township Seventy-five (75) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, EXCEPT the South 235 feet of the West 190 feet thereof.**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Roxanne L. Bates, a single person**, does hereby convey unto **Rick Young, a single person**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

Grantor does hereby covenant with Grantee, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

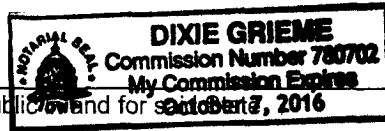
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Roxanne L. Bates
Roxanne L. Bates

STATE OF *Iowa*)
COUNTY OF *Dallas*) SS:

This instrument was acknowledged before me on *1-1* 20*16* by Roxanne L. Bates, a single person.

Dixie Grieme



Notary Public and for *Roxanne L. Bates*