



BK: 2016 PG: 139
Recorded: 1/15/2016 at 3:26:32.0 PM
Fee Amount: \$17.00
Revenue Tax: \$338.40
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)453-4637

Return to:

Matthew T. Clark, 3172 140th St, Cumming , IA 50061

Mail tax statements to:

Matthew T. Clark, 3172 140th St, Cumming , IA 50061

Order No.: MES-62671/BS

WARRANTY DEED

Legal: **Lot Four (4) of Clover Ridge Subdivision, a subdivision in the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Twenty-seven (27), Township Seventy-seven(77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Mary J. Stull, a single person**, does hereby convey unto **Matthew T. Clark, a single person**, and **Rebecca Casey, a single person**, 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

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.

Mary J. Stull
Mary J. Stull

STATE OF IOWA)
COUNTY OF DALLAS) SS:

This instrument was acknowledged before me on JANUARY 8 2016 by Mary J. Stull, a single person.



Dusty Morrison
Notary Public in and for said State