



Document 2016 632

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Date 3/16/2016 Time 3:31:13PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$200.00

Rev Stamp# 75 DOV# 80

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

\$125,500.⁰⁰

This instrument prepared by:

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

Phone No.: 515-453-4781

Return to:

Paul Schaffer and Tonya Schaffer, 725 E Olivia Ter, Mustang, OK 73064

Mail tax statements to:

Paul Schaffer and Tonya Schaffer, 725 E Olivia Ter, Mustang, OK 73064

Order No.: MES-64154/RG

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WARRANTY DEED

Legal: Lots 2, 3, 4, 5, and 6 in WYNDMERE ESTATES PLAT 1, a subdivision located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4), in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4), and in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 21, Township 76 North, Range 27, West of the 5th P.M., Madison County, Iowa

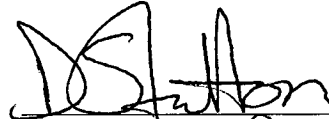


For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Derreck E. Stratton and Anna M. Stratton, husband and wife**, do hereby convey unto **Paul Schaffer and Tonya Schaffer, husband and wife**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

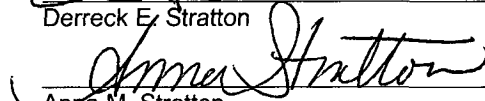
SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.



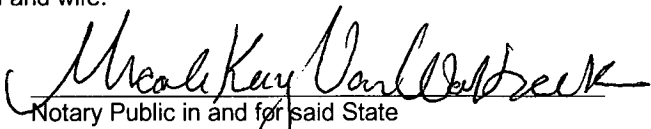
Derreck E. Stratton



Anna M. Stratton

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on March 10 2016 by Derreck E. Stratton and Anna M. Stratton, husband and wife.



Notary Public in and for said State

