



Document 2016 731

Book 2016 Page 731 Type 03 001 Pages 2  
Date 3/28/2016 Time 11:47:38AM  
Rec Amt \$12.00 Aud Amt \$5.00  
Rev Transfer Tax \$133.60  
Rev Stamp# 85 DOV# 92

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$84,000.<sup>0</sup>

This instrument prepared by:

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

Phone No.: 515-453-4612

Return to:

Brian P Hart and Jamie M Hart, 1419 Badger Creek Rd, Van Meter, IA 50261

Mail tax statements to:

Brian P Hart and Jamie M Hart, 1419 Badger Creek Rd, Van Meter, IA 50261

Order No.: MES-64183/LS

$\frac{1}{2}$

## WARRANTY DEED

Legal: Parcel "B" located in the East Half (1/2) of the Northeast Quarter (1/4) of the Northeast Quarter (1/4) Section Twenty-five (25), Township Seventy-seven (77) North, Range Twenty-seven (27) West of the 5th P.M., Madison County, Iowa, containing 7.70 acres, as shown in Plat of Survey filed in Book 2016, Page 526 on March 7, 2016, in the Office of the Recorder of Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Elizabeth A. Reimann, a single person**, does hereby convey unto **Brian P Hart and Jamie M Hart, a married couple, 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**

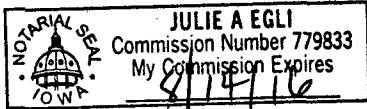
Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

Elizabeth A. Reimann  
Elizabeth A. Reimann

STATE OF Iowa )  
COUNTY OF Polk ) SS:

This instrument was acknowledged before me on March 21 2016 by Elizabeth A. Reimann, a single person.



[Signature]  
Notary Public in and for said State