



Document 2016 794

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Date 4/04/2016 Time 12:59:53PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$312.80

Rev Stamp# 94 DOV# 99

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone No.: (515)453-4773

Return to:

Chad E. Frease and Dawn M. Frease, 1509 Madisyn Cir, Winterset, IA 50273

Mail tax statements to:

Chad E. Frease and Dawn M. Frease, 1509 Madisyn Cir, Winterset, IA 50273

Order No.: MES-64265/CO

$\frac{1}{2}$ \$196,000

WARRANTY DEED

Legal: **Lot Two (2) in Block Three (3) of Birchwood Estates Plat No. 1, an Addition to the City of Winterset, Madison County, Iowa**



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Anthony Cade and Alexis Cade, husband and wife**, do hereby convey unto **Chad E. Frease and Dawn M. Frease, 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.

Anthony Cade
Anthony Cade

Alexis Cade
Alexis Cade

STATE OF ILWA)
COUNTY OF PNK)

SS:

This instrument was acknowledged before me on March 24th 2014 by Anthony Cade and Alexis Cade, husband and wife.

Delores A. Shane
Notary Public in and for said State

