



Document 2016 791

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ANNO
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LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA



\$ 53900

WARRANTY DEED
THE IOWA STATE BAR ASSOCIATION
Official Form No. 101
Recorder's Cover Sheet

F1021941

Preparer Information: (Name, address and phone number)

Steven L. Udelhofen #515-964-3075
401 NW Cameo Court
Ankeny, Iowa 50023

Taxpayer Information: (Name and complete address)

Mary F. Davis and Joshua R. Davis
33048 Walnut Place
Waukee, Iowa 50263

✓ **Return Document To: (Name and complete address)**

RE/MAX Opportunities
107 E 1st Street
Ankeny, Iowa 50021

Grantors:

Nathan Alan Johnston

Grantees:

Mary F. Davis
Joshua R. Davis

Legal description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED

For the consideration of ONE and NO/100
Dollar(s) and other valuable consideration,
Nathan Alan Johnston,
a single person

do hereby Convey to
Mary F. Davis and Joshua R. Davis,
wife and husband,
as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common,
the following described real estate in MADISON County, Iowa:

Lot Thirty (30) of PHASE II, TIMBER RIDGE ESTATES, located in the Northeast Quarter (1/4) of Section Twenty-nine (29) in Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, except Parcel "F", located therein, continuing 0.20 acres, more or less, as shown in Plat of Survey filed in Book 2006, Page 5246 on December 19, 2006, in the Office of the Recorder of Madison County, Iowa.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they 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.

STATE OF Iowa
COUNTY OF Polk

Dated: 03.31.2016

This instrument was acknowledged before me on 3-31, 2016 by Nathan Alan Johnston, a single person

[Signature]
Nathan Alan Johnston (Grantor)

Charlie Fazio, Notary Public

(Grantor)

(Grantor)

(Grantor)



(This form of acknowledgment for individual grantor(s) only)