



Document 2016 887

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Date 4/11/2016 Time 1:42:43PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$87.20

Rev Stamp# 112 DOV# 115

INDX ✓

ANNO

SCAN

LISA SMITH, COUNTY RECORDER

CHEK

MADISON COUNTY IOWA

This instrument prepared by:

ROSS F. BARNETT, ABENDROTH AND RUSSELL LAW FIRM, 2560 - 73<sup>rd</sup> Street, Urbandale, Iowa 50322

Phone # (515) 224-8836

Return document to and mail tax statements to:

JOSEPH VADAKKAN AND REENA PATEL, 10948 East Reginald Circle, Mesa, Arizona 85212

File #CB (rft)

$\frac{2}{3}$

\$ 55,000

## WARRANTY DEED

Legal: Lot 5 in DONEGAL HIGHLANDS, a Subdivision of the South Half of the Northeast Quarter (S  $\frac{1}{2}$  NE  $\frac{1}{4}$ ) of Section 32, Township 77 North, Range 26, West of the 5<sup>th</sup> P.M., Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Heidi J. Lucking-Katzenbach and Ray Katzenbach, a married couple**, do hereby convey the above-described real estate to **Joseph F. Vadakkan and Reena Patel, a married couple**, as Joint Tenants with full rights of survivorship and not as Tenants in Common.

### 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 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.

