



Document 2016 876

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Date 4/11/2016 Time 11:32:42AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$1,055.20

Rev Stamp# 108 DOV# 113

LISA SMITH, COUNTY RECORDER

MADISON COUNTY IOWA

INDX ✓

ANNO

SCAN

CHEK

\$660,000

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:

Robert M. Hosford and Jeremy A. Fernandez, 3359 135th Ct, Cumming, IA 50061

Mail tax statements to:

Robert M. Hosford and Jeremy A. Fernandez, 3359 135th Ct, Cumming, IA 50061

Order No.: MES-64429/RG

$\frac{2}{4}$

WARRANTY DEED

Legal: Lots Thirteen (13) and Fourteen (14) of Polo Pointe Plat 2 Subdivision, a subdivision in the South Half (1/2) of the Northwest Quarter (1/4), South Half (1/2) of the Northeast Quarter (1/4), Northeast Quarter (1/4) of the Southwest Quarter (1/4), and the North Half (1/2) of the Southeast Quarter (1/4) of Section Twenty-four (24), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.

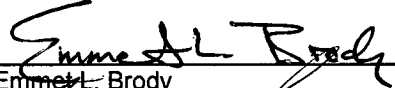


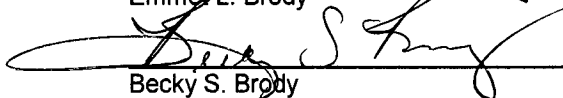
For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Emmet L. Brody and Becky S. Brody, husband and wife**, do hereby convey unto **Robert M. Hosford and Jeremy A. Fernandez, a married couple**, as **Joint Tenants with full rights of survivorship and not as Tenants in Common**, the above-described real estate.

SUBJECT TO ALL COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD

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.

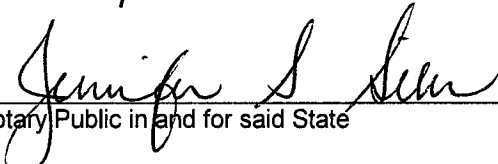
Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.


Emmet L. Brody


Becky S. Brody

STATE OF Iowa)
COUNTY OF Polk) SS:

This instrument was acknowledged before me on April 7 2016 by Emmet L. Brody and Becky S. Brody, husband and wife.


Notary Public in and for said State

