



Document 2016 1393

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Date 5/23/2016 Time 12:46:37PM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$69.60

Rev Stamp# 182 DOV# 190

INDX

ANNO

SCAN

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

CHEK

This instrument prepared by:

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

Phone # (515) 271-8996

Return document to and mail tax statements to:

ANTHONY AND LORI RYHERD, 3224 Stanton Avenue, Des Moines, Iowa 50321

File #RESC / NRW (rfb)

$\frac{2}{2}$  \$44,000

## WARRANTY DEED

Legal: **Lot 15 in COPPER FOX ESTATES SUBDIVISION located in the East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section 17, Township 76 North, Range 27, 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, **Jessica Erin LaMasters and Curtis Lee LaMasters, a married couple**, do hereby convey the above-described real estate to **Anthony Ryherd and Lori Ryherd, 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 relinquish 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.

