



**BK: 2016 PG: 1772**  
**Recorded: 6/24/2016 at 10:37:06.0 AM**  
**Fee Amount: \$17.00**  
**Revenue Tax: \$487.20**  
**LISA SMITH RECORDER**  
**Madison County, Iowa**

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This instrument prepared by:  
ROSS F. BARNETT, Abendroth & Russell, P.C., 2560 73rd St, Urbandale, IA 50322-4700 Phone No.: 515-453-4681  
Return to:  
Douglas E. Poland and Ellen M. Poland, 923 N 3rd Ave, Winterset , IA 50273  
Mail tax statements to:  
Douglas E. Poland and Ellen M. Poland, 923 N 3rd Ave, Winterset , IA 50273 Order No.: MES-66290/MD

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## **WARRANTY DEED**

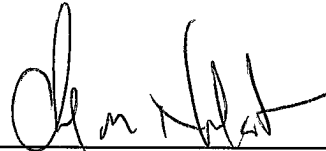
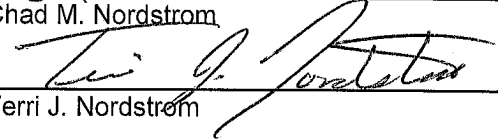
Legal: **Lot Eighteen (18) of Circle Heights Plat No. Three (3), Phase Two (2), City of Winterset, Madison County, Iowa**

For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Chad M. Nordstrom and Terri J. Nordstrom, a married couple**, do hereby convey unto **Douglas E. Poland and Ellen M. Poland, 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**

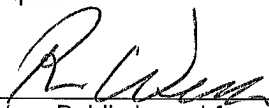
Grantors do hereby covenant with Grantees, and successors in interest, that said Grantors hold the real estate by title in fee simple; that the Grantors have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may 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.

  
\_\_\_\_\_  
Chad M. Nordstrom  
  
\_\_\_\_\_  
Terri J. Nordstrom

STATE OF Iowa )  
COUNTY OF Madison ) SS:

This instrument was acknowledged before me on 6/21 2016 by Chad M. Nordstrom and Terri J. Nordstrom, a married couple.

  
\_\_\_\_\_  
Notary Public in and for said State

