



Document 2016 1815

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Date 6/27/2016 Time 11:11:30AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$543.20

Rev Stamp# 235 DOV# 240

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:

BILLIE HAINES AND KENT STEWART, 1634 – 170<sup>th</sup> Street, Winterset, Iowa 50273

File #RESC / NRW (rfb)

$\frac{1}{2}$

\$340,000

## WARRANTY DEED

GSM2471

Legal: Lot 1 of STEVE'S ACRES, an Official Plat in the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 7, Township 76 North, Range 28, West of the 5<sup>th</sup> P.M., Madison County, Iowa



Address: 1634 – 170<sup>th</sup> Street, Winterset, Iowa 50273

For the consideration of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Shayne R. Dyer and Jennifer L. Dyer, a married couple**, do hereby convey the above-described real estate to **Billie Haines and Kent Stewart, 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.

STATE OF IOWA )  
COUNTY OF Polk ) SS:

On this 22 day of June, 2016,  
before me the undersigned, a Notary Public in and for  
said State, personally appeared **Shayne R. Dyer and  
Jennifer L. Dyer, a married couple**, to me known to  
be the identical persons named in and who executed  
the foregoing instrument and acknowledged that  
those persons executed the same as their voluntary  
act and deed.

Chrissi Ripperger  
Notary Public in and for said State

Dated: June 22, 2016

Shayne R. Dyer  
Shayne R. Dyer

Jennifer L. Dyer  
Jennifer L. Dyer

 **CHRISSI RIPPERGER**  
Commission Number 770045  
My Commission Expires  
April 07, 2018