



Document 2016 1846

Book 2016 Page 1846 Type 03 001 Pages 2

Date 6/29/2016 Time 11:28:59AM

Rec Amt \$12.00 Aud Amt \$5.00

Rev Transfer Tax \$431.20

Rev Stamp# 241 DOV# 248

LISA SMITH, COUNTY RECORDER
MADISON COUNTY IOWA

INDX ✓
ANNO
SCAN
CHEK

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:

Ryan J. Rohe and Tiffany L. Rohe, 1645 Upland Trail, Prole, IA 50229

Mail tax statements to:

Ryan J. Rohe and Tiffany L. Rohe, 1645 Upland Trail, Prole, IA 50229

Order No.: MES-66548/MD

$\frac{1}{2}$ \$270,000

WARRANTY DEED

Legal: Parcel "A" located in the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Three (3), Township Seventy-six (76) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.276 acres, as shown in Amended Plat of Survey filed in Book 2005, Page 4784 on October 4, 2005, in the office of the Recorder of Madison County, Iowa



For the consideration of One Dollar (\$1.00) and other good valuable consideration, receipt of which is hereby acknowledged, **Jacqueline Goertz, a single person**, does hereby convey unto **Ryan J. Rohe and Tiffany L. Rohe, 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

Grantor does hereby covenant with Grantees, and successors in interest, that said Grantor holds the real estate by title in fee simple; that the Grantor has 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 Grantor covenants 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.

Jacqueline Mai Goertz
Jacqueline Goertz

STATE OF Iowa)
COUNTY OF Madison)

SS:

This instrument was acknowledged before me on June 26 2016 by Jacqueline Goertz, a single person.

Trena Walker
Notary Public in and for said State

