



Document 2016 1955

Book 2016 Page 1955 Type 03 001 Pages 1  
Date 7/08/2016 Time 1:54:50PM  
Rec Amt \$7.00 Aud Amt \$5.00  
Rev Transfer Tax \$671.20  
Rev Stamp# 258 DOV# 263

INDX  
ANNO  
SCAN  
CHEK

LISA SMITH, COUNTY RECORDER  
MADISON COUNTY IOWA

\$ 420,000.<sup>00</sup>



### WARRANTY DEED - JOINT TENANCY

Return to: Daniel Linnett, 3036 - 133rd Court, Van Meter, Iowa 50261  
Preparer: Joseph W. Coppola III, 4201 Westown Pkwy, Ste. 250, WDM, IA 50266, (515) 283-1801  
Taxpayer: Daniel Linnett, 3036 - 133rd Court, Van Meter, Iowa 50261 (3469BR)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Timothy Kadlec and Luann Kadlec, husband and wife

do hereby Convey to Daniel Linnett and Edith Linnett, husband and wife

as Joint Tenants with Full Rights of Survivorship, and not as Tenants in Common, the following described real estate in

Madison County, Iowa: Lot 26B of the Replat of Lots 20, 26, and 28 of Woodland Valley Estates Plat No. 2 Subdivision located in the South Half of the Northwest Quarter (S 1/2 NW 1/4) of Section 21, Township 77 North, Range 26 West of the 5th P.M., Madison County, Iowa, together with an undivided interest in all common areas as set forth in the Declaration of Association for Woodland Valley Estates Subdivision filed in Book 2004, Page 6107 and in the Declaration of Association for Woodland Valley Estates Plat No. 2 Subdivision filed in Book 2006, Page 2763 of the Madison County Recorder's Office, and any supplements and amendments thereto

Grantors do Hereby Covenant with grantees, and successors in interest, that 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 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.

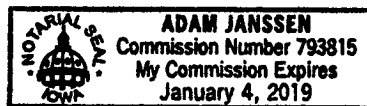
Dated on 7/15/16

Timothy Kadlec  
Timothy Kadlec (Grantor)

Luann Kadlec  
Luann Kadlec (Grantor)

STATE OF IOWA, COUNTY OF Madison

This record was acknowledged before me on July 5<sup>th</sup>, by Timothy Kadlec and Luann Kadlec, husband and wife



[Signature]  
Signature of Notary Public